



Possibilities Are Infinite

Date: September 01, 2025

To,
The Department of Corporate Services,
The BSE Ltd., 1st Floor,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001,
Maharashtra, India

Script Code No: 507962

Sub: Newspaper Publication of Notice of 40th Annual General Meeting (“AGM”) to be held on 24th September 2025.

Dear Sir/Madam,

Pursuant to Regulation 30 and 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, We submit herewith the newspaper advertisement of the Notice of 40th Annual General Meeting (“AGM”) of Fynx Capital Limited (Formerly known as Rajath Finance Limited) (“**Company**”) to be held on Wednesday, 24th Day of September, 2025 in Free Press Journal and Navshakti on September 01, 2025.

Please take the same on your records.

Yours faithfully,
FOR FYNX CAPITAL LIMITED
(Formerly Known as Rajath Finance Limited)



AKASH HIRENBHAI BREDHA
COMPANY SECRETARY & COMPLIANCE OFFICER

FynX Capital Limited

Formerly known as Rajath Finance Limited

1001, 10th floor, K.P Aurum Building, Marol Maroshi Road, Andheri (E), Mumbai – 400059

Phone: +91 86559 00272 Email: compliance@fynxcapital.com Web: www.fynxcapital.com (CIN: L65910MH1984PLC419700)

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CHANGE OF NAME

I, SUMITRA SPOUSE OF NO 14338735H,NK PATNE ANANT SAVAJI RESIDENT OF VPO – TANGER, 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

I, LAKSHMI BAI SPOUSE OF NO 7054302 L.RANKI -HAY BAIKUNDI SHINDE RESIDENT OF AT/PO SHIRKHAL TAL –DAPOLI, DIST – RATNAGIRI, HAVE CHANGED MY NAME FROM LAKSHMI BAI TO LAXMI BAI BANDU SHINDE AND MY DATE OF BIRTH IS 01/06/1946 VIDE AFFIDAVIT DATED 25/08/2025 BEFORE EXECUTIVE MAGISTRATE,DAPOLI. CL-103 B

I HAVE CHANGED MY NAME FROM ZUZERBHAI SAIFUDDIN VANA TO JUZAR SAIFUDDIN VANA AS PER AFFIDAVITE NO. 5806 DATED - 20 AUGUST 2025 CL-105

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

CHANGE OF NAME

NOTE
Collect the full copy of Newspaper for the submission in passport office.

I, VAISHALI WARMAN SHIRKE OF NO 732695W, NK WAMAN SAKHARAM SIRKE RESIDENT OF VPO – VEHELE, TAL – CHIPLUN HAVE CHANGED MY NAME FROM VAISHALI WARMAN SHIRKE TO VAISHALI VAMAN SHIRKE VIDE AFFIDAVIT DATED 22/08/2025 BEFORE EXECUTIVE MAGISTRATE, CHIPLUN. CL-103

I, RAKESH JIVRAJ GORASARA RESIDING AT RAMGAD NAGAR, SAI SADAN CHAWL, GOSHALA ROAD, MULUND (W), MUMBAI - 400080, HAS CHANGED MY NAME TO RAKESH JIVRAJ GORASAVA VIDE AFFIDAVIT DT. 30-08-2025. CL-746

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
Email-id: sales@spiceislandsindia.com CIN No: L11045MH1988PLC050197

NOTICE

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 (VO/OAVM) 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 Exchange 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 rtmhelptdesk@linkintime.co.in / enotices@qin.pmms.mcg.in. 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@cdsindia.com or contact CDSL at Toll Free No. 1800 21 09911.

5. Evoting 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 VO/OAVM 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 on 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 VO/OAVM facility and have not cast their vote on the resolutions through remote 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/-
Arti Lalwani
Company Secretary
Membership No.: A59871



CIN : L65190MH2004G01148838

Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Chuffe 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.sanjeew@idbi.co.in; Website : www.idbibank.in

PUBLIC NOTICE
See Proviso to Rule 8(i) 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/Offers 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(i) 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, 'Ektta Greenview 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.

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

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

4 Gist of the terms & conditions appearing in Bid Document:

- 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.
- The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs.10,00,000
- 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).
- 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.
- 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.
- 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 deposited amount shall be forfeited, including earnest money.
- 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.
- 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.
- 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.
- The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
- 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.
- 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
- 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.,
- Borrowers/Guarantors are also hereby given notice under rule 8(i) 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



NOTICE

Locker Hired by Mr. Hasrat Kurban Ali having address at- 503A Arihant 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.

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**

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.

Schedule

(Description of the said Property)
All that piece and parcel of land measuring 1689.81 sq. mtrs. bearing Final Plot No. 264 of TPS IV Mahim Division in the registration District and Sub District of Mumbai of Mumbai City together with the building standing thereon known as Suprabhat Apartments CHS Ltd. having 2 wings i.e. Wing A & B, each wing comprising of stilt plus four upper floors situated at Dnyan Mandir Road, Besides Jain Health Centre, Dadar (West), Mumbai – 400028 bounded as follows:

On or towards North by : Plot bearing CTS No.263
On or towards South by:Plot bearing CTS No.266, 265
On or towards East by: Dnyan Mandir Road
On or towards West by:Plot bearing CTS No.257, 258, 259
Dated this 1st day of September 2025.

Sd/-

Rohit G. Kadam,
Rahul S. Singh,
Advocates,
3rd floor, Nirlon House, Dr. Annie Besant Road, Opp. Samirra College, Worli, Mumbai – 400030.

SARASWAT CO-OPERATIVE BANK LIMITED
74/C, Samadhan Building, Senapati Bapat Marg, Dadar (W), Mumbai-400028
Tel. No. 882805609 / 8657043713 / 14 / 15

POSSESSION NOTICE

[as per Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

Whereas the undersigned being Authorized Officer of Saraswat Co-op. Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) 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 Brijbhoshanrai, 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.

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.

The Borrower/Mortgagor/Partners/Guarantors attention is invited to provisions of sub section (8) of the section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

- 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.**
- 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.**

Sd/-

Date : 28.08.2025
Place : Mumbai
Authorized Officer
For Saraswat Co-op. Bank Ltd.

PUBLIC NOTICE

NOTICE is hereby given to the public that we are investigating the right, title and interest of **Prince A 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: U85110MH1986NPL039147), 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 3rd 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 of receivables/ "Lien", inheritance, joint venture, let, lease/ sub-lease, license, lien, litigation, *lis 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 Ali 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 thereof at the address mentioned hereinafter 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 under registration no. P51900026326 together with the exclusive right to use (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 meters 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 1,672.25 square meters, both of Mazgaon Division in the Town and Island of Mumbai and in the District of Mumbai City and lying, being and situate 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; and 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; and 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

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

Forbes Building, 1st Floor, Charanjit Rai Marg, Fort, Mumbai 400001

PUBLIC NOTICE

Notice is hereby given that my clients 1) Smt. Anita S Jagnani and 2) Ms. Neha Subhash Jagnani 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.

Sd/-

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

PUBLIC NOTICE

Notice is hereby given that my clients are negotiating with Mrs. Ingrid Khusrav Kotwal D/o. Mr. Charles George Noakes & Mrs. Mignonette Noakes, having address at 31, Craigavon Drive, Dannermoa, Auckland 2013 & Ms. 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, 5th Floor, New Sterling Apartment (The Santacruz Sterling Co-operative Housing Society Limited), standing on City Survey Title Numbers H/511 (P-U-ID 89556-534044) & H/512 (P-U-ID 9813585689) of Village Bandra, 2nd 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,
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PUBLIC NOTICE

Notice is hereby given that my clients 1) Mr. Tribhuvan Komal Jaiswar, 2) Mr. Ramanand Komal Jaiswar, 3) Mr. Santra Komal Jaiswar, 4) Mrs. Subhavi Ramji Jaiswar, 5) Mrs. Sarasvati Devi and 6) Mrs. Phulmati Devi, are the legal heirs and legal representatives of Late Shri. Komal Prasad Jaiswar @ Mr. Komal Kauleshwar Harijan who was the owner of the Flat No. 206, B Wing, 2nd Floor, Gavanpada Pragati Co-operative Housing Society Ltd., Vasudev Balwant Phadke Marg, Gavanpada, Mulund East, Mumbai-400 081, constructed on land bearing CTS No. 492 (Part), Village: Mulund East, Taluka: Kuria, Mumbai Suburban District (hereinafter referred to the Said Flat).

The said Late Shri. Komal Prasad Jaiswar @ Mr. Komal Kauleshwar Harijan expired intestate on 29.05.2021 leaving behind predeceased wife Mrs. Barsi Devi expired on 05.07.2020 and my clients are the Children of Late Shri. Komal Prasad Jaiswar @ Mr. Komal Kauleshwar Harijan and my clients as his legal heirs and legal representatives under provisions of law of Succession Act. by which he was governed at the time of his death.

By this Notice my clients are the only legal heirs of Late Mr. Komal Prasad Jaiswar @ Mr. Komal Kauleshwar Harijan in respect of the said Flat No. 206.

Any person having any legal claim of title in respect to said Flat including all claim by way of heirs, 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 14 days** hereof.

Dated this 01st day of September, 2025
Sd/-
Mr. Somesh M. Gandhi
Advocate High Court
Office No. 1, 3rd Floor, Lakhi House, LBS Marg, Bhandup (W), Mumbai 400078.
gandhisomesh@gmail.com

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.
President
Date :01/09/2025
Place :Mumbai

