

G-TEC JAINX EDUCATION LIMITED
(Formerly Known as Keerti Knowledge & Skills Limited)
CIN: L7220MH1999PLC119661
Registered Office: Office No. 302, B-Wing, Pinnacle Corporate Park,
Bandra Kurla Complex, Bandra East, Mumbai – 400051, Maharashtra, India.
Email: cs@gtecejainxeducation.com, Website: www.gtecejainxeducation.com

Notice Of The 27th Annual General Meeting, E-voting Information And Book Closure

- Dear Member(s),
- Notice is hereby given that the Annual General Meeting of the Company (AGM) will be convened on Wednesday, September 23, 2026, at 12:30 P.M. (IST) through Video Conferencing or OAVM in accordance with the General Circular issued by the Ministry of Corporate Affairs ("MCA") vide General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, and subsequent circulars issued in this regard latest being General Circular No. 09/2024 dated September 19, 2024 and in the year 2025 ("MCA Circulars"), and circulars issued by the Securities and Exchange Board of India ("SEBI") in this regard latest being circular no. SEBI/ HO/ CFD/ CFDPoD-2/ P/ CIR/ 2024/ 133 dated October 3, 2024 ("SEBI Circulars") (collectively referred as "Circulars") and other applicable circulars and notifications issued (including any statutory modifications or re-enactment thereof for the time being in force and as amended from time to time, companies are allowed to hold AGM through Video Conferencing ("VC") or other audio visual means ("OAVM"), without the physical presence of members at a common venue. In compliance with these Circulars, provisions of the Act and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), permitted the holding of the Annual General Meeting ("AGM") through VC / OAVM, without the physical presence of the Members at a common venue to transact the business as set out in the Notice of the AGM. The Notice of Annual General Meeting being dispatched through electronic mode by the Company on August 31, 2026 to those Members whose e-mail addresses are registered with the Company or Registrar & Transfer Agent and Depositories. The requirement of sending physical copies of the Notice of the AGM has been dispensed with vide MCA Circulars and the SEBI Circular.
 - The Notice of the AGM along with login details of joining the AGM will be sent only by email to all those Members, whose email addresses are registered with the Company or its Registrar & Share Transfer Agent (RTA) or with their respective Depository Participants in accordance with MCA Circular(s) and SEBI Circular. Members can join and participate in the AGM through the VC/OAVM facility only. The instruction for joining the AGM and the manner of participation in the remote electronic voting or casting vote through the e-voting system during the AGM are provided in the Notice of the AGM. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013. The Notice of the AGM will be made available on the website of the Company at www.gtecejainxeducation.com and on the website of Stock Exchange viz. www.nseindia.com. A copy of the same is also available on the website of MUFG Intime India Private Limited at <https://instameet.in.mpmg.mufg.com>
 - Members whose email addresses are not registered with depositories can register the same for obtaining the login credentials for e-voting for the resolution proposed in the Notice of AGM in the following manner:
 - For Physical shareholders- Please provide necessary details like Folio No., Name of Member, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to RTA at rtt.helpdesk@in.mpmg.mufg.com.
 - For Demat Shareholders- Please provide Demat account details (CDSL-16 digit beneficiary ID or NSDL-16 digit DPID + CLID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to RTA at rtt.helpdesk@in.mpmg.mufg.com.
Please note: In order to register your email address permanently, the Members are requested to register their email address, in respect of electronic holdings with the Depository, through the concerned Depository Participants.
 - The Company/RTA shall coordinate with the depositories and provide the login credentials to the above mentioned shareholders.
 - The Members are requested to refer the notice of AGM, for instructions for attending the AGM through VC / OAVM.
 - Remote e-Voting:**
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 Private Limited for facilitating voting through electronic means.
The detailed instructions for remote e-Voting are given in the Notice of the AGM. Members are requested to note the following:
 - The remote e-Voting facility shall commence on **9.00 AM (IST) on Saturday, September 19, 2026, and will end at 5.00 PM (IST) on Tuesday, September 22, 2026.**
 - A person whose name is recorded in the Register of Members / Register of Beneficial Owners as on the Cut-Off Date i.e. **Wednesday, September 16, 2026** only shall be entitled to avail the facility of remote e-Voting / e-voting at the AGM.
 - Book Closure:**
The Register of Members and the Share Transfer Books of the Company will remain closed on Wednesday, September 16, 2026 to Wednesday, September 23, 2026 (both days inclusive).
 - In case of any queries or grievances pertaining to the e-voting procedure, shareholders may get in touch with the following:

Ms. Priyanka Pandey, Company Secretary & Compliance Officer Office No. 302, B-Wing, Pinnacle Corporate Park, Bandra Kurla Complex, Bandra East, Mumbai – 400051, Maharashtra, India. Tel: +91 22 26690130 / 26690126 Email ID: cs@gtecejainxeducation.com	MUFG Intime India Private Limited (Formerly known as Link Intime India Private Limited) Mr. Rajiv Ranjan C-101, 247 Park, L.B.S Marg, Vikhroli West, Mumbai – 400 083 Tel : 022 – 49186000 Email ID: enotices@in.mpmg.mufg.com
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Sd/-
Sudhakar Pandurang Sonawane
Joint Managing Director
DIN : 01689700

Place :- Mumbai
Date :- 31.08.2026

VINATI ORGANICS LIMITED
(CIN: L24116MH1989PLC052224)
Regd. Office: B-12 & B-13/1, MIDC Industrial Area, Dist. Raigad,
Mahad – 402 309, Maharashtra, India
Email: shares@vinatiorganics.com, Website: www.vinatiorganics.com
Tel No.: 022-6124044/428, Fax No.: 022-61240438

NOTICE OF 37th ANNUAL GENERAL MEETING, REMOTE E-VOTING, DIVIDEND AND RECORD DATE

NOTICE is hereby given that the **Thirty-Seventh Annual General Meeting ("37th AGM")** of the Members of **VINATI ORGANICS LIMITED ("the Company")** will be held on **Wednesday, September 23, 2026, at 11.00 a.m. (IST)** through Video Conferencing (VC)/Other Audio-Visual Means (OAVM), in accordance with the applicable provisions of the Companies Act, 2013 ("Act"), the MCA General Circulars (including the latest General Circular No. 03/2025 dated September 22, 2025) and the applicable SEBI Circulars (including the latest Circular being dated October 3, 2024 and the SEBI Master Circular dated January 30, 2026), to transact the business set out in the Notice convening the 37th AGM. Members may attend and participate in the AGM only through the VC/OAVM facility. The deemed venue of the AGM shall be the Registered Office of the Company.

Electronic Dispatch of AGM Notice and Integrated Annual Report:

The Notice of the 37th AGM together with the web-link for accessing the Integrated Annual Report for FY 2025-26 has been sent through electronic mode on **Monday, August 31, 2026** to those Members whose e-mail addresses are registered with the Company, the Registrar & Share Transfer Agent ("RTA") or their Depository Participants ("DPs"). Further, pursuant to Regulation 36(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("SEBI Listing Regulations"), a letter containing the web-link for accessing the Integrated Annual Report has been sent to those Members whose e-mail addresses are not registered with the Company, their Depository Participants or the RTA.

Electronic copies of the Notice convening the 37th AGM, the Explanatory Statement and the Integrated Annual Report for FY 2025-26 are available on the Company's website at www.vinatiorganics.com, National Securities Depository Limited ("NSDL") at www.evoting.nsdl.com and on the websites of the Stock Exchanges i.e., BSE Limited and the National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively.

Remote E-Voting and Voting at AGM:

In compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, Secretarial Standard-2 (SS-2) and Regulation 44 of the SEBI Listing Regulations, the Company is providing Members the facility to exercise their remote e-Voting before and during the AGM and for this purpose, the Company has appointed NSDL to provide the remote e-Voting facility. Instructions for remote e-Voting are given in the Notes to the Notice of the 37th AGM. Members are requested to note the following key details:

a) Remote e-Voting Period

The remote e-Voting facility shall be available during the following period:

Particulars	Date & Time
Commencement of remote e-Voting	Friday, September 18, 2026 Start Time: 9.00 A.M. (IST)
Conclusion of remote e-Voting	Tuesday, September 22, 2026 End Time: 5.00 P.M. (IST)

The remote e-Voting module shall be disabled by NSDL immediately thereafter and voting will not be allowed beyond the said date and time.

b) Cut-off Date and Voting Rights

The voting rights of the Members shall be in proportion to the paid-up equity share capital held by them as on **Wednesday, September 16, 2026 ("Cut-off Date")**. Only those persons whose names are recorded in the Register of Members or Register of Beneficial Owners as on the Cut-off Date shall be entitled to avail the e-voting facility.

Remote e-Voting shall also be available during the AGM and shall remain available up to 15 minutes after the conclusion of the AGM. Members who have not voted remotely may vote during the AGM. Once the vote on a resolution is cast the same shall not be allowed to be changed.

c) Members acquiring shares after dispatch of the Notice

Any person who acquires equity shares of the Company after dispatch of the Notice and becomes a member as on the Cut-off Date may obtain the User ID and password for remote e-Voting by sending a request to evoting@nsdl.com. If already registered with NSDL for remote e-Voting, such Member may use the existing User ID and password.

d) Individual Members holding shares in dematerialised form

Individual Members may log in using the existing login credentials of their demat account maintained with their Depository Participants registered with NSDL or Central Depository Services (India) Limited ("CDSL"). The detailed login procedure is provided in the Notes to the Notice convening the 37th AGM.

Mr. Vijay Kumar Mishra (FCS No. 5023 / CP No. 4279), Managing Partner of M/s. VKM & Associates, Practising Company Secretaries, has been appointed as the Scrutinizer to scrutinize the remote e-Voting process before and during the AGM in a fair and transparent manner.

Dividend and Record Date:

The Board of Directors, at its Meeting held on Tuesday, May 12, 2026, has recommended a dividend of **₹8.50/-** per equity share of face value of ₹1 each for the financial year ended March 31, 2026. The dividend, if declared by the Members at the 37th AGM, shall be paid, within statutory timelines.

The Company has fixed **Wednesday, September 16, 2026**, as the **Record Date** for determining entitlement of Members to receive the dividend.

Tax on Dividend:

Pursuant to the provisions of the Income-Tax Act, 2025, as amended by the Finance Act, 2026, dividend income is taxable in the hands of the Members and the Company is required to deduct tax at source ("TDS"), wherever applicable, before making payment of dividend. Members are requested to refer to the detailed communication available in the Notice convening the AGM regarding the submission of applicable tax declarations/documents, wherever required.

Contact Details:

In case of any queries or grievances pertaining to remote e-Voting (before or during the AGM), Members may refer to the Frequently Asked Questions (FAQs) for Shareholders and e-Voting User Manual for Shareholders available at the download section of www.evoting.nsdl.com or contact the NSDL Helpdesk by calling 022-4886 7000 or sending an e-mail to evoting@nsdl.com. Members may also contact Mr. Amit Vishal or M/s. Pallavi Mhatre at the designated e-mail addresses: amitv@nsdl.com or pallavid@nsdl.com for any assistance.

For Vinati Organics Limited	Sd/-
Place: Mumbai	Milind Wagh
Date : August 31, 2026	Sr. Vice President – Company Secretary & Compliance Officer (ICSI Membership No. FCS -7125)

NOTICE

Smt. SHANTI DEVI and Shri KRISHNA CHANDRA DAS are the members of the Kanakia Wall street Premises Co-operative Society Ltd., having address at village Mulgaon, Chakala, Andheri Kurla Road, Andheri(E), Mumbai-400093 ("Society") and holding Unit No. 910, 9th Floor, B-Wing ("said Unit") in the building "Kanakia Wall Street" of the Society, died on **19-04-2021** and **10-06-2026** respectively ("Deceased Member") and the Society has received an application in Form Y-5 from **Shri. MANOJ MANKANI ("Applicant")**, claiming to be the legal heir(s) of the Deceased Member, seeking transfer of the shares, right, title and interest of the Deceased Member in respect of the said Unit. The said application is accompanied by a duly registered Release Deed dated **16/02/2022**, bearing Registration Sr. No. **BDR16-1710-2022**, Joint Sub-Registrar, Andheri-5 and a duly registered Release Deed dated 13/07/2026, bearing Registration Sr. No. **MBE17-13506-2026**, Joint Sub-Registrar, Mumbai-17, executed amongst the legal heirs of the Deceased Member, recording the settlement of the inter se rights and claims of the legal heirs of the Deceased Member ("Release Deed"), together with an Indemnity Bond as prescribed under the Maharashtra Co-operative Societies Rules, 1961, as amended from time to time, including the Maharashtra Co-operative Societies (Amendment) Rules, 2026.

The Society hereby invites claims or objections from any legal heir, claimant, objector or any other person having any right, title, interest or claim in respect of the proposed transfer or the aforesaid Release Deed, to submit the same in writing together with copies of such documents and other proofs in support of his/her/their claims or objections to the undersigned at the registered office of the Society within **14 (Fourteen) days** from the date of publication of this Notice.

If no claims or objections are received within the aforesaid period, the Society shall consider the application and may transfer the shares, right, title and interest of the Deceased Member in respect of the said Unit in favour of the Applicant in accordance with the registered Release Deed and the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Maharashtra Co-operative Societies Rules, 1961, as amended from time to time.

If any claim or objection is received from any person claiming to be a legal heir of the Deceased Member or disputing the registered Release Deed, the Society shall act in accordance with the Maharashtra Co-operative Societies Rules, 1961, as amended from time to time, and shall not transfer the shares, right, title and interest of the Deceased Member in respect of the said Unit until the concerned parties produce a Legal Heirship Certificate or Letters of Administration issued by a court of competent jurisdiction, as may be applicable.

The claims or objections, if any, shall be addressed to the Hon. Secretary of the Society at the registered office of the Society.

For and on behalf of
Kanakia Wall Street Premises Co-operative Society Ltd. Sd/-
Hon. Secretary

Place: Mumbai
Date: 01.09.2026

PUBLIC NOTICE

NOTICE IS HEREBY given that, my client Mr. Dhananjay Bipul Rudra r/o Flat No: 1003, 10th Floor, Harsh Residency, Kashmiria, Mira-Bhayander Road, Mira Road East, District Thane - 401107, since the year 2011, has completely severed all ties, relations, and associations with his brother, Mr. Ganesh Bipul Rudra, aged about 43 years, as despite repeated advice and warnings, he has been acting against the wishes and interests of my client and his lifestyle, conduct, and behaviour was entirely incompatible with values of my client. Since then he is no longer part of my client's family.

Further notice is hereby given that Flat No: 1003, 10th Floor, Harsh Residency, Kashmiria, Mira-Bhayander Road, Mira Road East, District Thane-401107 is the exclusive self-acquired property of my client and the said Mr. Ganesh Bipul Rudra, his wife Neha Ganesh Rudra nee Neha Jagdish and/or his family members have no power/authority to incur debts on the security of this flat or any other properties belonging to my client.

Take further notice that my client shall not be held liable, responsible, or accountable for any of the personal debts, liabilities, loans, financial transactions, contracts, dealings, or any unlawful acts committed by Mr. Ganesh Bipul Rudra, his wife Neha Ganesh Rudra nee Neha Jagdish and/or his family members. Any person or person's dealing with him in any capacity or advancing him any loan/advance or any other manner whatsoever shall do so entirely on his / their own risk / cost / responsibility / consequences and my client shall not incur any claim/ liability for the same, nor any of his properties shall in any manner be liable for such debts/loans/ advances/ dealings of Mr. Ganesh Bipul Rudra, his wife Neha Ganesh Rudra nee Neha Jagdish and family.
Date : 01-09-2026 Sd/-
Place : Mumbai S. S. Hussain, Advocate
G/A, Gabriel House, Gabriel Road,
Off : L. J. Road, Mahim, Mumbai - 400016

AXIS BANK LTD.
Branch Office - Gigaplex, NPC-1, 3rd Floor, MIDC, Airoli Knowledge Park, Mugulsan Road, Airoli, Navi Mumbai - 400708. Regd. Office: Trishul, Opp. Samaratheshw Temple, Law Garden, Ellisbridge, Ahmedabad - 380006.

Rule 8(1) Possession Notice (For Immovable Property)

Whereas the undersigned being the Authorized Officer of the **Axis Bank Ltd. (formerly known as UTI Bank Ltd.)**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notices** on the dates mentioned below calling upon the following Borrowers/ Mortgagees, to repay the amounts mentioned in the notices and as per described below within 60 days from the date of the said Notice.

The Borrowers / Co-Borrowers having failed to repay the amount, Notice is hereby given to the Borrowers / Co-Borrowers / Mortgagees and the Public in general that the undersigned has **taken Physical Possession** of the properties described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 6 & 8 of the security Interest (Enforcement) Rules, 2002 on the dates mentioned below. The Borrowers / Co-Borrowers / Mortgagees in particular and the Public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Axis Bank Ltd.** for the amounts mentioned herein below and future interest thereon.

The Borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

Sr. No.	Name and Address of Borrowers/ Guarantors and Account No.	Outstanding Amount in Rs.	Date of Demand Notice Date of Possession
1.	1) M/S Krishna Construction Co. through its proprietor Mr. Srichand Bhoormal Chachra, (Borrower/Mortgagor), 2) Mr. Rakesh Inderlal Chachra (Co-Borrower/ Mortgagor), 3) Mrs. Lata Srichand Chachra (Co-Borrower/ Mortgagor) Loan Account : 924*3**141893*6, 924*6**5*86594*, 924*6**5*865953, 924*6**5*865966	Rs. 4,59,17,473.72/- as on 05/09/2025, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	19/05/2026 27/08/2026

Schedule of The Property 1 : All that piece and parcel of Flat No 1401, 14th floor in Building No 5, Cypress Vastant Vally Co-operative Housing Society Limited Admeasuring 103.62 sq. mtrs Carpet Area bearing Survey No 23, Hissa No 4 (Part), Survey No 22, Village Gandhare, Taluka Kalyan, Dist. Thane together with the right to use common areas of the building the right to use Water Closet Drainage Lavatories and other conveniences and facilities amenities in or upon or pertaining to or connected to the flat/ unit/ office premises both present and future and easementary rights and together with all fixtures and fittings both present and future.

Schedule of The Property 2 : All that piece and parcel of building situated at Ulhasnagar by Admeasuring 41.1/9 sq. yards or thereabouts and double the built up area to Room No 3 Barrack No 732, Ulhasnagar-3, Dist. Thane, Ward No 25, Khata No 1680/1264, Sr No 25/1681, CTS No 11789, Taluka Ulhasnagar, Dist. Thane belonging to Mr Srichand Bhoormal Chachra together with all the buildings and structure thereon fixtures fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth both present and future.

Schedule of The Property 3 : All that piece and parcel of the land Room No 4, Barrack No 732 constructed area admeasuring about 90 sq. feet and compound area admeasuring 867 sq.ft thus area admeasuring 937 sq.ft Ward No 25, Khata No 1680/1264, Sr. No 1681, CTS No 11789, Taluka Ulhasnagar, Dist. Thane belonging to Mrs. Lata Srichand Chachra together with all the buildings and structure thereon fixtures fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth both present future.

Date : 27/08/2026
Place : Airoli Mumbai

Authorised Officer,
Axis Bank Ltd.

IDBI BANK
CIN : L65190MH2004GO148838
Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe 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 : rahu.kulkarni@idbi.co.in & gupta.sanjeew@idbi.co.in www.idbi.bank.in

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION See Proviso to Rule 8(6) or 9(1)

Sale of Immovable property mortgaged as security

E-auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6)/9(1)* of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorized officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis" & "No Recourse basis" on **23.09.2026**.

Last date of Submission of Bid: 22.09.2026 (Till 4:00 PM).

Date of E-Auction: 23.09.2026 (From 11:30 AM to 12:30 PM).

Brief description of properties and other details are mentioned hereunder:

Sr. No.	Customer name	Brief Description of Properties	Possession Physical	Reserve Price Type	EMD	Outstanding Balance	Inspection Date
1	Sandeep S Sawant & Ashwini Sawant	C-304, 3rd Floor, Summit Greendale Avenue B-2 CHSL, Chikhaldongar Road, Virar West, Palghar, Maharashtra-401303. Carpet Area As per Index II – 393 Sq.Ft.	Physical	Rs.25.00 Lakh	Rs.2.50 Lakh	Rs.46.95 Lakh as on 01.07.2026	15.09.2026 (From 12:00 PM to 04:00 PM) With Prior Appointment.
2	Sumit Pradip Mohite & Bhagyashri Sumit Mohite	Orchid Hill Front, Row house no.01, Grd + 1st, flr, Plot no.11A, Cluster no.11, Village Kashidkopar, Virar East, Palghar, Maharashtra-401303. Area As per Index II – 64.12 Sq. Mtr.	Physical	33.00 Lakh	Rs.3.30 Lakh	Rs.74.68 Lakh as on 01.07.2026	16.09.2026 (From 12:00 PM to 04:00 PM) With Prior Appointment.
3	Vikrant Harish Vasani & Nayana H Wasani	Flat No. 09, 1st Floor, Shree Navratra APT, Queta Colony, Lakadganj, Mouza, Nagpur – 440008. Area – 1238 Sq. Ft. Super Builtup	Physical	Rs.62.40 Lakh	Rs.6.25 Lakh	Rs.74.00 Lakh as on 01.07.2026	16.09.2026 (From 12:00 PM to 04:00 PM) With Prior Appointment.

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.10,000/-**.
- The Earnest Money Deposit – (EMD) will not carry interest. AO may retain EMD of top three bidders up to 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.baanknet.com and shall take place on **23.09.2026** at 11:30 am to 12:30 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai 400037. Contact person Email: support.baanknet@psballiance.com, Phone no - 8291220220 (For Technical and Bidding Process).
- Bidders are advised to go through the website: www.baanknet.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 remitted into the e-wallet of the PSB Alliance portal after completion of one-time user registration by the interested bidders 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. M. No. : 7800552000/9430022540/9953581483. Email: rahu.kulkarni@idbi.co.in and can also be downloaded from www.idbi.bank.in
- Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai on M. No. 7800552000/9430022540/9953581483. Email: rahu.kulkarni@idbi.co.in at the above address in person during 01.09.2026 to 22.09.2026 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(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8 (5) of the Rules.

Place: Mumbai
Date: 31.08.2026

Sd/-
Authorized Officer, IDBI Bank Ltd

POSSESSION NOTICE

(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) under the Securitisation and Reconstruction of Financial Assets and 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 dated **26.11.2025** calling upon the Borrower(s) **PRADEEP SINGH ADHIKARI and AASHA PRADEEP SINGH ADHIKARI** to repay the amount mentioned in the Notice being **Rs. 24,78,258.21 (Rupees Twenty Four Lakhs Seventy Eight Thousand Two Hundred Fifty Eight and Paise Twenty One Only)** against Loan Account No. **HDHLVRA00488390** as on **25.11.2025** and interest thereon within 60 days from the date of receipt of the said Notice.

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 **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the