RIDHI SYNTHETICS LIMITED

Regd Office: 11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai 400021.
Tel.: 022 - 2204 2554 • E-mail: ridhisynthetics ltd@gmail.com
Website:www.ridhisynthetics.com • CIN: L51900MH1981PLC025265

NOTICE

Notice is hereby given that the 45th Annual General Meeting of the members of the company will be held on **Wednesday, September 30, 2026 at 02:00 p.m** at the Registered Office of the Company at 11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai – 400 021 to transact the Business, as set out in the Notice of AGM.

The said Notice along with the Proxy Form, Attendance Slip, and Annual Report inter-alia containing Director's Report, Auditor's Report and Audited Financial Statement has been dispatched electronically to all Members whose e-mail addresses are available and physically to those members whose email addresses are not available on 28th August, 2026 and the same is also available on the website of the Company at **www.ridhisynthetics.com** and the Notice of the AGM is also available on the website of BSE Limited (BSE) at **www.bseindia.com** and MUFG Intime India Private Limited (Link Intime) at **https://instavote.linkintime.co.in.**

In compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, 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 from a place other than the venue of the AGM ('remote e-voting'), provided by MUFG Intime India Private Limited (Link Intime) and the business may be transacted through such voting.

The remote e-voting period commences on Sunday, 27th September, 2026 from 09:00 a.m (IST) and ends on Tuesday 29th September, 2026 at 05:00 pm (IST). During this period, Members may cast their vote electronically. The e-voting module shall be disabled by Link Intime India Pvt Ltd thereafter.

The voting rights of Members shall be in proportion to the equity shares held by them in the paid up equity share capital of the Company as on 23rd September, 2026 ("cut-off date"). Any person, who is a Member of the Company as on the cut-off date is eligible to cast vote on all resolutions set forth in the Notice of AGM using remote e-voting or voting at the AGM by poll.

A person who has acquired shares and become a member of the Company after dispatch of notice of AGM and holding shares as of cut-off date is eligible to cast vote on all resolutions set forth in the Notice of AGM using remote e-voting or voting at the AGM by poll. Such person may obtain the login ID and password by sending a request at https://instavote.linkintime.co.in. However, if the person is already registered with Link Intime for remote e-voting then the existing user ID and password can be used for casting vote.

The facility for voting, on a Poll shall be made available at the AGM and Members who have not already cast their vote by remote e-voting shall be able to exercise their right at the AGM. The Members who have cast their vote by remote e-voting may also attend the AGM but shall not be entitled to cast their vote again.

For any queries or issues regarding e-voting, please refer to the Frequently Asked Questions (FAQs) and e-voting manual available at **https://instavote.linkintime.co.in** under help section or write an e-mail to **enotice@in.mpms.mufg.com** or contact on number provided by Link Intime 022-4918600 or contact Mr. Rajiv Ranjan, Assistant Vice President at the designated email ID: **rajiv.ranjan@in.mpms.mufg.com.** In case of grievances/difficulties, Members may also contact M/s. MUFG Intime India Pvt. Ltd., (Link Intime) the Registrar and Share Transfer Agents of the Company.

Persons entitled to attend and vote at the meeting, may vote in person or by proxy/through authorised representative, provided that all proxies in the prescribed form/authorisation duly signed by the person entitled to attend and vote at the meeting are deposited at the Registered Office of the Company, not later than 48 hours before the Meeting.

For Ridhi Synthetics Limited
Sd/-
Vishal Chaturvedi
Whole Time Director
DIN: 10043860

Date : 5th September, 2026
Place : Mumbai

SATYAM SILK MILLS LIMITED

Regd Office : 82, Maker Chambers III, Nariman Point, Mumbai – 400021
Tel. : 022 - 2204 2554 • Email: satyamsilkmill@gmail.com
Website: www.satyamsilkmill.com • CIN: L17110MH2004PTC030725

NOTICE

Notice is hereby given that the 43rd Annual General Meeting (AGM) of the members of the company will be held on **Wednesday, September 30, 2026 at 01:00 p.m** at the Registered Office of the Company at 82, Maker Chambers III, Nariman Point, Mumbai – 400 021to transact the Business, as set out in the Notice of AGM.

The said Notice along with the Proxy Form, Attendance Slip, and Annual Report inter-alia containing Director's Report, Auditor's Report and Audited Financial Statement has been dispatched electronically to all Members whose e-mail addresses are available and physically to those members whose email addresses are not available on 28th August, 2026 and the same is also available on the website of the Company at **www.satyamsilkmill.com** and the Notice of the AGM is also available on the website of BSE Limited (BSE) at **www.bseindia.com** and MUFG Intime India Private Limited (Link Intime) at https://instavote.linkintime.co.in.

In compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, 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 from a place other than the venue of the AGM ('remote e-voting'), provided by MUFG Intime India Private Limited (Link Intime) and the business may be transacted through such voting.

The remote e-voting period commences on Sunday, 27th September, 2026 from 09:00 a.m (IST) and ends on Tuesday 29th September, 2026 at 05:00 pm (IST). During this period, Members may cast their vote electronically. The e-voting module shall be disabled by Link Intime India Pvt Ltd thereafter.

The voting rights of Members shall be in proportion to the equity shares held by them in the paid up equity share capital of the Company as on 23rd September, 2026 ("cut-off date"). Any person, who is a Member of the Company as on the cut-off date is eligible to cast vote on all resolutions set forth in the Notice of AGM using remote e-voting or voting at the AGM by poll.

A person who has acquired shares and become a member of the Company after dispatch of notice of AGM and holding shares as of cut-off date is eligible to cast vote on all resolutions set forth in the Notice of AGM using remote e-voting or voting at the AGM by poll. Such person may obtain the login ID and password by sending a request at https://instavote.linkintime.co.in. However, if the person is already registered with Link Intime for remote e-voting then the existing user ID and password can be used for casting vote.

The facility for voting, on a Poll shall be made available at the AGM and Members who have not already cast their vote by remote e-voting shall be able to exercise their right at the AGM. The Members who have cast their vote by remote e-voting may also attend the AGM but shall not be entitled to cast their vote again.

For any queries or issues regarding e-voting, please refer to the Frequently Asked Questions (FAQs) and e-voting manual available at **https://instavote.linkintime.co.in** under help section or write an e-mail to **enotice@in.mpms.mufg.com** or contact on number provided by Link Intime 022-4918600 or contact Mr. Rajiv Ranjan, Assistant Vice President at the designated email ID: **rajiv.ranjan@in.mpms.mufg.com.** In case of grievances/difficulties, Members may also contact M/s. MUFG Intime India Pvt. Ltd., (Link Intime) the Registrar and Share Transfer Agents of the Company.

Persons entitled to attend and vote at the meeting, may vote in person or by proxy/through authorised representative, provided that all proxies in the prescribed form/authorisation duly signed by the person entitled to attend and vote at the meeting are deposited at the Registered Office of the Company, not later than 48 hours before the Meeting.

For Satyam Silk Mills Limited
Sd/-
Rohitkumar Mishra
Whole Time Director
DIN: 09515492

Date : 5th September, 2026
Place : Mumbai

SHINE FASHIONS (INDIA) LIMITED

CIN-L17299MH2019PLC330440
912, 9th Floor, Runwal R - Square, LBS Road, Opp. Veena Nagar, Mulund West, Mumbai- 400080, Maharashtra P. No.:- +91- 22 25939522
E-mail id:- info@shinefashions.in, amfabricsmumbai@gmail.com
website:-www.shinefashions.in

NOTICE OF THE 7TH ANNUAL GENERAL MEETING

Notice is hereby given that the 7th Annual General Meeting (AGM) of the Members of the Company is Scheduled to be held on Wednesday, 30th September, 2026 at 12.30 P.M. at the registered office of the company situated at 912, 9th Floor, Runwal R - Square, LBS Road, Opp. Veena Nagar, Mulund West, Mumbai – 400080, Maharashtra to transact the business as set out in the Notice of the AGM. The said Notice along with weblink for Annual report has been sent electronically to all the members at their registered E-mail ID and the same is also available on the website of the company at www.shinefashions.in

A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote instead of himself/herself and the proxy need not be a member of the company. In order to be effective, Proxy form should be deposited at the registered office of the company, duly completed and signed, not less than 48 hours before the commencement of the AGM.

In compliance with provisions of section 108 of the companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended from time to time, Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

a) The Company is providing remote e-voting facility to its Members to cast their vote by electronic means on the resolutions set out in the Notice of the said AGM.

b) The remote E-Voting shall commence on **Sunday, September 27th, 2026 at 10:00 A.M. and ends on Tuesday, September 29th, 2026 at 5:00 P.M.**

c) The cut-off date for determining the eligible members for voting is **Wednesday, September 23rd, 2026.**

d) Any person, who acquires shares of the company and become Member of the company after dispatch of Notice of AGM and holding shares as on cut-off date i.e. **Wednesday, September 23rd, 2026** may also obtain the Login ID and Password by sending a request at evoting@nsdl.co.in. However if the person is already registered with the NSDL for remote e-voting then the existing user ID & Password can be used for casting vote.

Members may note that:

The Remote e-voting module shall be disabled by NSDL after the aforesaid date and time for voting. Once the vote on resolutions is cast by the member, the member shall not be allowed to change it subsequently.

In case of any queries, you may refer the frequently asked questions (FAQs) for shareholders and e-voting user manual for shareholders available at the download section of www.evoting.nsdl.com. Members may also write to Ms. Poonam Rajkumar Sangwani, Company Secretary and Compliance Officer, at shinefashionscs@gmail.com or call at 022 25939522, +91-9969576410.

FOR **SHINE FASHIONS (INDIA) LIMITED**
SD/-
(ANISH ANIL MEHTA)
MANAGING DIRECTOR
DIN-08560153

Place: Mumbai
Date: 06.09.2026

PUBLIC NOTICE

NOTICE is hereby given to public at large that, on behalf of our client, we are investigating the right, title and interest of **Samrat Ashok Co-operative Housing Society Limited,** a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No B-4544 **("Society")** to land and existing buildings constructed thereon as more particularly described in the **Schedule** hereunder written (collectively, **"Property"**). Our client has been appointed by the Society as the developer for redevelopment of the Property.

All persons including any bank or financial institution or entity having any claim and/or demand and/or objection against / upon / in respect of the Property or any part thereof and/or its redevelopment and/or its floor space index (including fungible FSI), development rights and / or transferable development rights, and / or possession, use, occupation and / or enjoyment of the Property or any part thereof, by way of sale, agreement for sale, transfer, assignment, lease, sublease, license, sub-license, lien, charge, mortgage, mortgage by deposit of title deeds, guarantee, encumbrance, trust, inheritance, maintenance, easement, right of way, gift, lis-pendens, exchange, share, partnership, association of person, beneficiary/ies, possession, release, relinquishment, partition, covenant, power of attorney, Will, bequest, family arrangement or settlement, FSI, tenancy, development rights, development management agreement, construction contract, service agreement, arrangement / settlement, possession, allotment, memorandum of understanding, option agreement, reservation, order or decree of any court, statutory or adjudicating authority or by way of any other method or otherwise howsoever **("Claims"),** are hereby required to make the same known in writing to Khaitan & Co, Advocates, at One World Centre, 13th Floor, Tower 1C, 841 Senapati Bapat Marg, Mumbai – 400 013 also with a copy addressed over email at mumbai@khaitanco.com (marked to the attention of Mr Harsh Parikh) along with copies of necessary supporting documents, within **14 (fourteen) days** from the date of publication hereof, failing which, it shall be presumed that no such Claims exist, and even if such Claims exist in law, or otherwise, it shall be deemed that the claimant has relinquished such Claims and/or waived any right to exercise such Claims and the same shall not be binding on the Society and/or our Client.

SCHEDULE HEREINABOVE REFERRED TO:
(Description of the Property)

All that piece and parcel of land bearing Cadastral Survey No 250 of Malabar Hill Division, 'D' Ward admeasuring 5,776 square meters together with 3 (three) residential building and 66 (sixty six) closed garages situate lying and being at 7, Ratilal R. Thakkar Marg, Mumbai – 400 006 and bounded as follows:

On or towards North by : partly by property and partly by Cadastral Survey No. 251
On or towards East by : partly by Cadastral Survey No. 249 and partly by property
On or towards West by : partly by property bearing Cadastral Survey No. 235 and partly by Cadastral Survey No. 236
On or towards South by : Cadastral Survey No. 237

Structure Details	Floors and Flats
Building No. 1	6 (six) upper floors and having 26 (twenty-six) flats
Building No. 2	Ground + 7 (seven) upper floors and having 31 (thirty-one) flats
Building No. 3	Ground + 8 (eight) upper floors and having 96 (Ninety-Six) flats

Dated this 6th day of September, 2026

For Khaitan & Co
Sd/-
Harsh Parikh
Partner

INDIAN OVERSEAS BANK

Ulhasnagar (2719)
Prem Yash, Near Hira Society, Furniture Bazar Link Road, Ulhasnagar-421003
Tel. : 0251-2707049-59 / E-mail : iob2719@iob.in
Br. Code : 1132, IFSC : IOBA0001132, E-mail : iob1132@iob.bank.in
Tel. : 8925951132

E Auction on 24.09.2026

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER THE SECURITIZATION AND RECONTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.

Whereas, the Authorised Officer of Indian Overseas Bank has taken constructive possession of the following property/ies under section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. (hereinafter referred as "Act") pursuant to the notices issued under Sec 13(2) of the Act under in the following loan accounts for the dues as mentioned in the notices (under section 13(2)) to the respective borrowers with the right to sell the same on **"AS IS WHERE IS BASIS, "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS BASIS"** for realization of Bank's Dues plus interest as detailed hereunder and whereas, consequent upon failure of the borrowers concerned to repay the dues, the undersigned, in exercise of powers conferred under section 13(4) of the Act, hereby propose to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at website.

Name of account	Details of the Property	Possession	Book O/s* (Amt in Rs.)	Reserve Price EMD Bid Increase Amount (in Lakhs)
Mrs. Mangal Waghmare, Mr. Siddhant Waghmare, Mr. Jaywant Waghmare	Flat 103, Karan Galaxy, Kalyan-Badlapur Road, Belavali, Badlapur West-421503, District Thane. Carpet Area-350 Sq.ft. **Boundaries : East : Internal Road West : Open Plot North : Internal Road South : Harikrishna Darshan Bungalow**	**Symbolic**	Rs. 22,40,115.91 (Rupees Twenty Two Lacs Forty Thousand One Hundred Fifteen and Paise Ninety One Only) as on 31.08.2026	**Reserve Price** Rs. 21,00,000/- (Rupees Twenty One Lacs only) **EMD** Rs. 2,10,000/- (Two Lacs The Thousand Only) **Bid increase amount** Rs. 25,000/- (RupeesTwenty Five Thousand only)

*with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any

The publication is also a 15 days' notice to the borrower/mortgagor & Guarantor of the above loans under Rule 9(1) of Security Interest (enforcement) rules 2002, under SARFAESI Act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC in General for sale of secured assets.

Date &Time of e-auction : 24.09.2026 at 11.00 AM to 03.00 PM with auto extension of 10 minutes

For Details of E-auction Notice Please refer our website www.iob.in and the service provider website's https://baanknet.com/eauction-psb/bidder-registration. Earnest Money Deposit (EMD) shall be paid online through NEFT/RTGS mode.

The EMD amount can be deposited till 24.09.2026 up to 03:00 PM

Contact Person :

Branch	Name	Contact no.	Email ID
Ulhasnagar Branch	Omkar Sarode	8925952719	Iob2719@iob.in

Place - Mumbai
Date - 04.09.2026

HIT KIT GLOBAL SOLUTIONS LIMITED

CIN: L70100MH1988PLC049929
Reg. Office: : Unit No.1, Uttam Villa, Saint Mary Road, Vileparle West, Mumbai, Maharashtra, 400056. **Contact:** 022 - 49696739, **E-mail:** hitkit.global@gmail.com, **Website** www.hitkitglobal.com

NOTICE FOR THE ATTENTION OF SHAREHOLDERS OF THE COMPANY NOTICE TO THE SHAREHOLDERS OF THE 38TH ANNUAL GENERAL MEETING "AGM"

Notice is hereby given that the **38th Annual General Meeting ('AGM')** of **Hit Kit Global Solutions Limited** is scheduled to be held on **Wednesday, 30th September, 2026 at 11:00 A.M. (IST)** through Video-Conferencing/Other Audio-Visual Means ('VC/OAVM') without the physical presence of the Members at a common venue, pursuant to General Circular(s) bearing no. 20/2020 dated May 05, 2020, 02/2021 dated January 13, 2021, 19/2021 dated December 08, 2021, 21/2021 dated December 14, 2021, 02/2022 dated May 05, 2022 and 10/2022 dated December 28, 2022 issued by the Ministry of Corporate Affairs ("MCA Circulars") and Circular(s) dated May 12, 2020, January 15, 2021, May 13, 2022 and January 05, 2023 issued by the Securities and Exchange Board of India ("SEBI Circulars") to transact the businesses set out in the Notice convening the 38th AGM.

In compliance with the above-mentioned MCA & SEBI Circulars and the relevant provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Electronic copy of the Notice convening the 38th AGM, procedure & instructions for e-voting and the Annual Report for FY 2025-26 will be sent to those Members whose email ID is registered with the Company/ Depository Participants ('DP').

Members who have not registered their e-mail address, are requested to register the same:

- in respect of shares held in demat form - with their DP(s); and
- in respect of shares held in physical form - (i) by writing to the Company's Registrar and Share Transfer Agent viz. Adroit Corporate Services Pvt. Ltd, with details of folio number and self-attested copy of PAN card at Adroit Corporate Services Pvt. Ltd, 18-20, Jaferbhoy Ind. Estate, 1st Floor, Makwana Road, Marol, Andheri East, Mumbai 400059; OR (ii) by sending email to info@adroitcorporate.com;

Pursuant to SEBI Circular no. SEBI/HO/MIRSD/MIRSD-PoD-1/P/CIR/2023/37 dated March 16, 2023, SEBI has mandated all listed companies to record PAN, Nomination, Contact details, Bank A/c details and Specimen signature for their corresponding folio numbers of holders of physical securities. The folios wherein any one of the cited documents/details is not available on or after October 01, 2023, such folios shall be frozen by the RTA.

The Company is providing the facility to the Members to exercise their right to vote by electronic means (i.e. remote e–voting and e-voting during the AGM) on the resolutions set forth in the Notice of the AGM.

The instructions for joining the AGM through VC/OAVM and the process of e-voting (including the manner in which Members holding shares in physical form or who have not registered their e-mail address can cast their vote through e-voting i.e. remote e-voting and e-voting during the AGM), forms part of the Notice of the AGM.

Any person who acquires share(s) and becomes Member of the Company after the date of dispatch of Notice of the AGM and holding shares as on the cut-off date i.e. Wednesday, 23rd September, 2026, may obtain the Login ID and Password by following the instructions as mentioned in Notice of the AGM or sending a request to NSDL at evoting@nsdl.co.in. Notice convening the AGM and Annual Report for FY 2025-26 will also be available on the website of the Company at www.hitkitglobal.com; website of the stock exchange where shares of the Company are listed viz. BSE Limited at www.bseindia.com and website of NSDL at www.evoting.nsdl.com in due course.

For Hit Kit Global Solutions Limited
Sd/-
Suresh Jain
Executive Director

Date: 05th September, 2026
Place : Mumbai

TERRAFORM MAGNUM LIMITED

CIN: L65990MH1982PLC040684
Regd. Off.: Godrej Coliseum, A-Wing 1301, 13th Floor, behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022. Tel: +91(22) 62704900.
Web: www.terraformmagnum.com E-mail: secretarial@terraformrealty.com

44th Annual General Meeting, Remote E-voting Information And Book Closure

NOTICE is hereby given that the 44th Annual General Meeting (AGM) of the Members of Terraform Magnum Limited ("the Company") will be held on Monday, September 28, 2026 at 11:30 A.M. at the Registered office of the Company at i.e. Godrej Coliseum, A-Wing 1301, 13th Floor, behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai- 400 022 to transact the ordinary and special business as set out in the Notice of Annual General Meeting.

Further the Notices of AGM and Annual Report for financial year 2025-26 have been sent to all the members, whose names appeared in the Register of Member / Record of Depositories as on Friday, 28th August, 2026. The notice of AGM has been sent through electronic mode to those members whose email Ids are registered with Company. Physical copies of Notice of the AGM and Annual Report have been sent to all members at their registered address in the permitted mode.

As required the Company is providing a facility to the Members whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date (record date) i.e. Monday, 21st September, 2026, shall be entitled to avail the facility of remote e-voting platform provided by of National Securities Depository Limited (NSDL) and as well as voting at the AGM on the ordinary and special business as set out in the Notice of 44th AGM. All the members are informed that:

1. The Ordinary and Special Business as set out in the Notice of 44th AGM may be transacted by remote e-voting;
2. The remote e-voting period will commence on September 25, 2026 at 10:00 A.M. IST and will end on September 27, 2026 at 05:00 P.M. IST. During this period, members can select EVEN –141740 to cast their vote electronically. The remote e-voting module will be disabled by NSDL thereafter.
3. The Members of the Company, holding shares either in physical form or in dematerialized form, as on the cut- off date which is September 21, 2026 may cast their vote electronically.
4. The remote e-Voting by electronic mode shall not be allowed beyond 05:00 P.M. on September 27, 2026.
5. The Members would be able to cast their votes at the meeting through ballot paper if they have not availed the remote e-voting facility. If the vote is cast through remote e-voting facility then the members would not be permitted to exercise their voting right at the general Meeting.
6. The Company will provide the voting facility by means of polls to the members presented at the Annual General Meeting.
7. The Members may participate in the general meeting even after exercising their right to vote through remote e-voting but shall not be allowed to vote again at the Meeting.
8. A person whose name is recorded in the register of members as on cut-off date only shall be entitled to avail the facility of remote e-voting or voting in the general Meeting.
9. The Notice of the 44th Annual General Meeting along with the procedure of remote e-voting has been sent to all Members by prescribed mode and the same is available on the website of BSE Ltd ,the Company website www.terraformmagnum.com and also available on the NDSL website https://www.evoting.nsdl.com/.
10. Annual Report for the Financial Year 2025-26 is available on the website of BSE Ltd and the Company's website www.terraformmagnum.com. In case, any member requests for a physical copy of annual return, Company will dispatch the same at its registered address.
11. Any person, who acquires shares of the Company and become member of the Company after dispatch of the notice and holding shares as of the cut-off date i.e. September 21, 2026, may obtain the login ID and password by sending a request at evoting@nsdl.co.in or service@satellitecorporate.com.
12. The Register of Members and the Share Transfer Book of the Company will remain closed from Tuesday, September 22, 2026 to Monday, September 28, 2026 (both days inclusive) for the purpose of AGM.
13. Mr. Harsh Shedge, Company Secretary and Compliance Officer of the Company, Address - Godrej Coliseum, A-Wing 1301, 13th Floor, behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai – 400022, E-mail: secretarial@terraformrealty.com and Telephone +91(22) 62704900 is responsible to address the grievances connected with facility for voting by electronic means.

For Terraform Magnum Limited
Mr. Harsh Shedge
Company Secretary & Compliance Officer

Place: Mumbai
Date: 5th September, 2026

इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

ZONAL OFFICE : RECOVERY DEPT. 2nd Floor, Mumbai Samachar Marg, Fort, Mumbai - 400 023. Phone No.: (022) 2218 7401, 22187104, **Fax No. : (022) 2218 8550**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Mortgagors and Guarantors that the below described immovable properties, mortgaged / charged to the Secured Creditor, the **PHYSICAL POSSESSION** of which has been taken by the Authorised Officer of the Bank, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS"** and **"WITHOUT RECOURSE"** basis on **22.09.2026** for recovery of the dues set out against each account, together with further interest at the contractual rate and costs, charges and expenses. The reserve price and the earnest money deposit are set out against each account.

DATE AND TIME OF E-AUCTION : 22.09.2026 From 11.00 AM to 05:00 PM Encumbrances On Property : Nil

Sr. No.	Branch	Name of Borrower / Mortgagor / Guarantor with address	Description of the Secured Asset	Outstanding Dues (₹)	Reserve Price (₹) / EMD (₹) / Bid Increment (₹) / Known Encumbrances	CONTACT PERSON : Branch Manager Name Authorised officer
1	**Badlapur West**	**Mr. Ashwin Chhaganlal Ramani** Flat No. 201, 2nd Floor, H Wing, Building No. 8, Saffron Hills, Shirgaon, Badlapur (East), District – Thane 421503	Flat No. 201, 2nd Floor, H Wing, Building No. 8, Saffron Hill Co-op Hsg Soc Ltd., Shirgaon, Badlapur (East), Dist Thane, 421503, admeasuring carpet area 429 Sq. Ft. **Property ID – IDIBASHRAM POSSESSION : Physical**	**Rs. 38,83,278.00/- as on 02.09.2026**	**Rs. 21,00,000/-** / **EMD : Rs. 2,10,000/- Increment : 10,000/-** / **Encumbrances : NA**	**Sunil Singh Mob No 9179549174 Ashutosh Pratap Mob No 8610109747**
2	**Dombiveli West**	**Laxmi Yashwant Pawar** B11 Grd Floor Jj Hospital Compound Sant Gadge Maharaj Road Byculla Mumbai Suburban 400008	Flat no 102 , 1st floor . Wing A "OM SAVAI NIKETAN " , Survey No. 143, Hissa no 5 part Shigaon , Taluka Ambernath Thane 421503 **Property ID – IDIBLAXMI01 POSSESSION : Physical**	**Rs. 16,52,543/- as on 06.08.2026**	**Rs. 15,00,000/-** / **EMD : Rs. 1,50,000/- Increment : 10,000/-** / **Encumbrances NA**	**Datta Shivaji Pande Mob No . 8208732182 Vineet Bhajikhaye Mob. No. 7744090593**
3	**Mandvi**	**Brandwala (Prop. Romi Rajen Kapoor)** Flat No. 1001, Gaurav Excelancy Bldg No.2, Miraraod East Thane 401107	Shop No 3, Ground Floor, Shree Mangleshwar Heights, CTS No.138, Village-Majiwada, Near Our Lady Church, Fish Market, Majiwada, Thane West Thane PIN 400601 **Property ID – IDIBBRANDWALA POSSESSION : Physical**	**Rs. 1,97,52,879/- as on 06.08.2026**	**Rs. 36,00,000/-** / **EMD : Rs. 3,60,000/- Increment : 10,000/-** / **Encumbrances : NA**	**Kundan Kumar Jha Mob No. 8291415875 Ranjith R Mob No 7708457100**
4	**Ulhas Nagar East (New Era School)**	**S Murugan Shanmugam Mudaliyar** Flat 604, 6th Floor, Q Wing Bld No. 1 Type X, Phase 1, Oxford, Mohan Subrbia Viii Kohojkuntavali, Ambarnath – 421505	Flat No. 604, 6th Floor, Q Wing Building No. 1, Type X, Phase 1, Oxford, Mohan Subrbia S No. 178, S No. 39, H No. 2, S No. 36, H NO. 15, S No. 37, Village Kohojkuntavali, Taluka Ambernath Dist Thane – 421505 **Property ID – IDIBMURUG POSSESSION : Physical**	**Rs. 88,46,078/- as on 10.08.2026**	**Rs. 19,00,00/-** / **EMD : Rs. 1,90,000/- Increment : 10,000/-** / **Encumbrances : NA**	**Vineet Bhajikhaye Mob. No. 7744090593**

TERMS AND CONDITIONS

1. The e-auction will be conducted on **22.09.2026 between « 11:00 hrs and 17:00 hrs** » through the portal « e-auction service provider / URL » with unlimited extension of five minutes each.
2. Inspection of the properties may be made on **« 15.09.2026 and 19.09.2026 » between 10:00 hrs and 17:00 hrs** with prior intimation to the Authorised Officer.
3. Last date for submission of Earnest Money Deposit, KYC documents and the bid form is **« 21.09.2026 up to 22:00 hrs ».** EMD is to be remitted to « account particulars ».
4. The property shall not be sold below the reserve price. The successful bidder shall deposit 25% of the sale price, inclusive of the EMD already paid, on the same day or not later than the next working day, and the balance 75% within fifteen days of confirmation of sale, failing which all amounts deposited shall stand forfeited.
5. EMD of unsuccessful bidders shall be refunded without interest.
6. All statutory dues, arrears of property tax, water and electricity charges, society dues, maintenance charges, transfer charges, stamp duty, registration charges, GST and tax deducted at source under Section 194-IA of the Income-tax Act, 1961 where the consideration is ₹ 50 lakh or more, shall be borne by the successful purchaser. The Bank undertakes no responsibility to procure any permission, no-objection or clearance.
7. The Bank does not take any responsibility to procure any permission or licence, nor for any dues outstanding to any authority in respect of the property. Intending bidders should make their own independent enquiries regarding the title, encumbrances, area, measurements and claims affecting the property before submitting a bid.
8. The Authorised Officer reserves the right to accept or reject any or all bids, to adjourn, postpone or cancel the sale, or to alter the terms and conditions of sale, without assigning any reason and without prior notice.
9. This publication is also a fifteen days' notice to the Borrowers, Mortgagors and Guarantors of the above accounts under the second proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.
10. **STATUTORY NOTICE OF REDEMPTION :** The Borrowers, Mortgagors and Guarantors are hereby called upon to pay the entire outstanding dues together with interest and costs before the date of publication of this notice, failing which the right of redemption under Section 13(8) of the SARFAESI Act, 2002 shall stand extinguished and the properties shall be sold and the balance, if any, recovered with interest and costs.
11. For detailed terms and conditions of sale, please refer to the link provided on the Bank's website «website» and on the portal **baanknet.com.**

Date: 05.09.2026
Place: Mumbai

Sd/-
Authorized Officer, Indian Bank

punjab national bank

Asset Recovery Management Branch (ARMB): No.26-27, Raheja Towers, East Wing, 1st Floor, M.G. Road, Bangalore-560001. e-mail : cs8191@pnb.bank.in

NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E -Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act(SARFAESI), 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit is mentioned in the table below against the respective properties.

The auction will be held on 14.10.2026 from 11.00 AM to 03.00 PM

Sl. No.	Branch Name, Customer ID A/c Name, A/c No., Dealing official Contact No.	Description of the Immovable Properties	(A) Date of 13 (2) (B) Date of 13(4) (C) Type of Possession (D) Outstanding amount	A)Reserve Price B) EMD C) Bid Increase Amount
1.	BO: Peenya Industrial College (125100) **Winzai Apparel Pvt Ltd Cust_Id- C00370848 A/C- 1251008700003739 & 1251009EG00000232 Mob No. : 9632588100**	All that piece and parcel of the property, bearing Plot No- PH-II C/07 in Block PH-II C/07 together with weekend cottage/ Farm House area and one Car parking space situated at Cosmos Hawaiian Village Phase-II, in society known as Hawaiian Village Co-operative Housing Society Ltd, constructed on Land bearing (Old Sy No- 236, New Sy No- 86), (Old Sy No- 237, New Sy No- 88/1), (Old Sy No- 237, New Sy No- 88/2), (Old Sy No- 239, New Sy No- 85/2), (Old Sy No- 242, New Sy No- 81/3), (Old Sy No- 240, New Sy No- 87/1), (Old Sy No- 240, New Sy No- 87/2), (Old Sy No- 240, New Sy No- 87/3), (Old Sy No- 240, New Sy No- 87/4), (Old Sy No- 240, New Sy No- 87/5), (Old Sy No- 240, New Sy No- 87/6), lying being situated at Village Bhayanderpada, Taluka and District Thane and within the limits of Thane Municipal Corporation and Sub-registration District and Registration District Thane. The scheduled property is admeasuring 8632 Sq Ft and standing in the names of **Mrs Jayavanti P Kapre & Mrs Vaijayanti P Karnik.**	**(A) 10-02-2026 (B) 29-05-2026 (C) Symbolic (D) Rs. 11,65,69,730.69 plus further interest and charges as applicable w.e.f. 01-09-2026.**	A) Rs. 4,98,67,000/- B) Rs. 49,86,700/- C) Rs. 1,00,000/-
2.	BO: Peenya Industrial College (125100) **Winzai Apparel Pvt Ltd Cust_Id- C00370848 A/C- 1251008700003739 & 1251009EG00000232 Mob No. : 9632588100**	All that piece and parcel of the property, bearing Flat No- 01, admesuring an area of 92.34 Sq Mtr + 12.18 Sq Mtr, Building No- E-24, Society known as Dreamland Co-operative Housing Society Ltd, constructed on the Land bearing Sector No- 4, lying being situated at Village Sanpada, Taluka & District Thane and within the limits of Registration District and Sub-registration District Thane. The scheduled property is admeasuring 1638 Sq Ft and Undivided Share of Land: 515.27 Sq Ft and standing in the name of **Mr Pravin T Kale.**	**(A) 10-02-2026 (B) 29-05-2026 (C) Symbolic (D) Rs. 11,65,69,730.69 plus further interest and charges as applicable w.e.f. 01-09-2026.**	A) Rs. 1,95,35,000/- B) Rs. 19,53,500/- C) Rs. 1,00,000/-

TERMS AND CONDITIONS

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. Default in payment on 25% of sale price inclusive of EMD amount on the date of sale and /or latest by the next working day, your deposited amount will be forfeited by the Bank without any further notice.
4. The Sale will be done by the undersigned through e-auction platform provided at the Website **https://baanknet.com on 14.10.2026 @ 11 AM to 3 PM**
5. Platform **(https://baanknet.com)** for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt. Ltd.** having its Registered office at **Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037** (Helpdesk Number +91 8291220220, Email Id: support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com This Service Provider will also provide online demonstration/ training on e-