



AGS Transact Technologies Limited

CIN: L72200MH2002PLC138213

Registered Office: 601-602, Trade World, B Wing, Kamala Mill Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, Maharashtra, India.

Tel: +91-22-6781 2000. Website: www.agsindia.com

Email: companysecretary@agsindia.com

CORRIGENDUM TO THE NOTICE OF POSTAL BALLOT OF AGS TRANSACT TECHNOLOGIES LIMITED DATED JUNE 17, 2024

AGS Transact Technologies Limited (hereinafter referred to as the "Company") had issued Postal Ballot Notice dated June 17, 2024 together with Explanatory Statement in accordance with the applicable provisions of the Companies Act, 2013, the rules made thereunder ("the Act") and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") thereto, for seeking approval of members by way of special resolutions through postal ballot process. The Postal Ballot Notice has already been circulated to all the Shareholders of the Company in due compliance with the provisions of the Act and SEBI Listing Regulations on June 18, 2024.

The Company through this corrigendum ("Corrigendum") wishes to bring to the notice of the Shareholders, certain changes/additional information under point 1 (Object of the preferential issue), point 4 (Intent of the Promoters, Directors, Key Management Personnel or Senior Management of the Company to subscribe to the offer) and point 11 (Basis on which the price has been arrived at and justification for the price (including premium, if any)) to the explanatory statement relating to Item No. 1 (Issue of Convertible Warrants on Preferential Basis) of the said Postal Ballot Notice.

This Corrigendum to the Notice of the Postal Ballot shall form an integral part of the Notice of Postal Ballot dated June 17, 2024 which has already been circulated to shareholders of Company and on and from the date hereof, the Postal Ballot Notice shall always be read in conjunction with this Corrigendum which is also being uploaded on the website of the Company at www.agsindia.com, on the website of Link Intime India Private Limited at <https://linkintime.co.in>. The said Corrigendum is also available on the websites of the Stock Exchanges viz. BSE Limited ("BSE") and The National Stock Exchange of India Limited ("NSE") at www.bseindia.com and www.nseindia.com respectively.

All other contents/information mentioned in the Postal Ballot Notice together with the explanatory statement, save and except as modified or supplemented by the Corrigendum, shall remain unchanged.

Please note: Upon receipt of the additional information in this Corrigendum, any shareholder of the Company who has already voted in respect of the Item No. 1 of the Postal Ballot Notice dated June 17, 2024 before the issue of this Corrigendum, shall have the option to give their assent or dissent by sending an email to the Scrutinizer i.e. Ms. Manisha Maheshwari (Membership No.: A30224), Partner of M/s. Bhandari & Associates, Practising Company Secretaries (Scrutinizer), at email: bhandariandassociates@gmail.com on or before the last date specified for e-voting i.e. July 18, 2024 (5:00 p.m. (IST)). The Scrutinizer will ensure that any modifications to the votes are duly recorded and taken into consideration.

For AGS Transact Technologies Limited

Sd/-

Place: Mumbai

Date: July 5, 2024

Company Secretary and Compliance Officer

Sneha Kadam



ASREC (India) Limited

Bldg No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

APPROXIMATELY 14%

Sale Notice for sale of Immovable Assets Under Securitisation and Reconstruction of Financial Assets and Security Interest Act Read with Rule 8(b) & Rule 8 of the Security Interest (Enforcement) Rules, 2002

WHEREAS, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of Bharat Co-operative Bank (Mumbai) Ltd. with all rights, title and interest together with underlying security interest under Section 5 of the SARFESI Act, 2002. As the abovesmentioned Borrowers/Co-Borrowers/Surety having failed to pay as per the said Demand Notice dated 05.02.2024 (i.e. 13(2) of the said Act calling) upon the aforesaid borrowers/mortgagors/guarantors to repay sum of Rs.119,02,666/- (Rupees One Crore Nineteen Lakhs Two Thousand Six Hundred Sixty Six only) as on 14.01.2020 under Term Loan account no. 00523310000029 and sum of Rs.9,24,076/- (Rupees Ninety Four Lakhs Twenty Four Thousand Seventy Six only) under Cash Credit Account no. 005213100000035 due and payable as on 31.01.2020, both aggregating to sum of Rs. 2,09,26,743/- (Rupees Two Crore Nine Lakhs Twenty Six Thousand Seven Hundred & Forty Three Only) with further interest thereon, after adjusting recovery made if any, in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd. to the Borrower, Joint/Co-Borrower/Surety within the stipulated period of 30 days.

As the Borrowers, Joint/Co-Borrower/Surety having failed to pay as per the said Demand Notice dated 05.02.2024 under Sec 13 (2) of the said Act, served upon you the borrowers and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of ASREC (India) Ltd. took physical possession of the properties more particularly described in Schedule here under on 22.6.2023.

Pursuant to Assignment Agreement dated 25.03.2021 ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from Bharat Co-operative Bank (Mumbai) Ltd. with all rights, title and interest together with underlying security interest under Section 5 of the SARFESI Act, 2002.

As the abovesmentioned Borrowers/Co-Borrowers/Surety having failed to pay in payment of entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by Bharat Co-operative Bank (Mumbai) Ltd. in favour of ASREC (India) Limited., the Authorised Officer of ASREC (India) Limited, intend to sell the below mentioned properties for recovery of our dues in the account. Notice is hereby given to the public in general and Borrower/ Joint Co-Borrower / Surety in particular that the Authorised Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured properties for recovery of our dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The properties shall be sold strictly on "As is where is", "As is what is", "As is Whatever Condition There is" and "No Recourse basis"

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)	Bid Increment (In Rs. Lacs)	Status of possession
1	Unit no.1 ad. msq. 222 sq. ft. Carpet on ground floor & 1389 sq. ft. Carpet area on first floor, Samadhan Building, opposite Tivola Ganpati mandir, Tilwala, Tal. Kalyan, Thane. Property owned by: Mrs. Seema Phadtare and Mr. Sanjay Phadtare	184.00	18.40	1.00	Property in physical possession of Authorised Officer
2	Movable items in form of decorative/gift items, statues, paintings, photographs, A/Cs, Fringe Cutting Machine, 1 Lamination Machine, CCTV, Inverter UPS, Batteries etc.	5.67	0.56	0.10	Property in physical possession of Authorised Officer
Total		189.67	18.96		

Details of auction:

Inspection of Property: On 15.07.2024 from 12.00 p.m. to 3.00 p.m.

Collection of Bid Forms: From 05.07.2024 to 22.07.2024 - 10.00 a.m. to 4.00 p.m.

Last date & time for submission of Bid Forms: Till 22.07.2024 up to 05.00 p.m.

Venue of Bid Forms Collection/submission: From the office of ASREC (INDIA) Ltd. at 201/202A, Building No. 2, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Chakala, Andheri (E), Mumbai - 400093

Tender Forms can also be downloaded from the website of ASREC (INDIA) LTD. (www.asrecindia.com)

Venue of Auction & Bids opening: The Offers/tenders received by ASREC (India) Ltd. will be opened by the Authorised Officer at our above mentioned office on 23.07.2024 at 11.00 AM. wherein inter-se bidding, may take place.

TERMS & CONDITIONS:

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. The intending bidders should make their own independent enquiries regarding title encumbrances, title of the property and other matters relating to the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/claims.
- Action will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and "No Recourse basis".
- Bid Form is available at the registered office of ASREC and can also be downloaded from website www.asrecindia.com.
- A bid in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (INDIA) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093 or submit through email harshad@asrecindia.com or asrec@asrecindia.com in the bid form or EMD received after 5.00 p.m. on 22.07.2024 for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.
- The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
- The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- The Bid without EMD amount and/or less than the Reserve price shall not be accepted/confirmed.
- The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. -009020110001517, with Bank of India, SSI, Andheri Branch, IFSC Code: BKID0000990 Name of the Beneficiary: ASREC PS-12/2020-21 TRUST, or by way of Demand Draft drawn in favour of ASREC PS-12/2020-21 TRUST drawn on any Nationalized or Scheduled Bank and payable to Mumbai.
- The interested bidders can inspect the property on 15.07.2024 from 12.00 p.m. to 03.00 p.m. Contact Details: Mr. Harshad Garude - Call No. 9594682251, 022-61387057, Mr. Jagdish Shah - Call No. 70214 28336, 022-61387042 may be contacted for any query.
- The Authorised Officer has every right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons therefor.
- The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.
- On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful bidder.
- Preference shall be given to those bidders to who submit combined bids for both the lots. The decision of Authorised Officer in this regard shall be final and binding on all the bidders in this respect.
- In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(b) of the Security Interest (Enforcement) Rules and the SARFESI Act, 2002.
- The highest bid will be subject to approval of the secured creditor/Authorised Officer.

THIS NOTICE SERVE AS 15 (FIFTEEN) DAYS NOTICE TO THE BORROWERS & JOINT/CO-BORROWERS/SURETY FOR SALE OF SECURED PROPERTIES UNDER RULES 8(b) & 9(1) OF SARFESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL

Date: 05.07.2024

Place: Mumbai

Sd/-

Authorised Officer

ASREC (India) Ltd.

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION 'B' COURT AT MAPUSA
Regular Execution Appln. No. 2/2020/AB in Reg Civil Suit No. 219/2017/IA
Mr. Francisco Thomas D' Souza Decree Holder
V/s
Fr. George D'Souza & 4 Ors Judgment Debtors

NOTICE

To,
The Judgment Debtors
 2. Mrs. Maureen Saldanha, daughter of Joseph D' Souza "as Joe D'Souza, major of age, and her husband;
 3. Mr. Rex John Saldanha, major of age, both resident of "Keenry House", Colaba, Bombay.

WHEREAS the Decree holder has Filed an application for serving Judgement Debtors 2 and 3 Deed of Sale by way of Publication (Copy of Deed of Sale may be collected from the office of this Court on any working day during the office hours).

AND WHEREAS the Decree holder has prayed for substituted service by Publication in local newspaper circulated in the state of Maharashtra (Mumbai) (Free Press Journal) and this Court is satisfied that this is a fit case ordering such a service.

NOW THEREFORE, notice is hereby given to you Under Order V Rule 20(1 A) of C.P.C. to appear before this court on **24/07/2024 at 10.00 a.m** either in person or by a pleader duly instructed if any and to answer the claim and further you are hereby directed to file reply on that day.

TAKE NOTICE THAT, in default of your appearance on the day before mentioned, the matter will be heard and determined in your absence. Given under my hand and the seal of the Court, this 28th day of the month of June, 2024.

Sd/-
 (Head Clerk)
 By Order of CJSD B-Court,
 MAPUSA, GOA

SUNTECK REALTY LIMITED
 Regd. Office: 5th Floor, Sunteck Centre, 37-40, Subhash Road, Vile Parle (East), Mumbai 400057. CIN: L32100MH1981PLC025346
 E-mail: cosec@sunteckindia.com Website: www.sunteckindia.com
 Tel: +22 42877800 Fax: +22 42877890

NOTICE

This Notice is given pursuant to the provisions of Section 124(6) of Companies Act, 2013 (Act) read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 and subsequent amendments thereto.

The shareholders may note that the dividend declared by the Company for the financial year 2016-17 which remained unclaimed for seven years is due for transfer to Investor Education and Protection Fund (IEPF) after the closure of the 7th year, i.e. November 1, 2024. The equity shares held by those shareholders who have not claimed the dividend for the consecutive seven years starting from 2016-17 is due for transfer to IEPF and will be transferred to IEPF subsequently on transfer of the dividend amount as per the procedure set out in the rules. The Company in compliance with the aforesaid Rules has sent individual notices to all those shareholders whose shares are liable to be transferred to IEPF and have also uploaded full details of such shares due for transfer as well as unclaimed dividends on the website of the company at <https://www.sunteckindia.com/>. Shareholders are requested to verify the details of unclaimed dividends and the shares liable to be transferred to the IEPF Authority. Shareholders may note that both the unclaimed dividends and the shares transferred to the IEPF Authority can be claimed back by them from IEPF Authority after following the procedure prescribed under the Rules.

The concerned shareholders may take further note that in case the Company does not receive any communication from them by November 01, 2024 the Company shall, in compliance with the requirements set out in the Rules, transfer the shares to the IEPF Authority within 30 days of dividend becoming due to be transferred to IEPF (i.e. 30 days from November 1, 2024). Please note that no claim shall lie against the Company in respect of unclaimed dividend amount and shares transferred to IEPF pursuant to the said rules.

Further, concerned shareholders holding shares in physical form and whose shares are liable to be transferred to IEPF, may note that the Company would be issuing duplicate share certificate(s) in lieu of the original share certificate held by them for the purpose of transfer of shares to the IEPF as per the Rules and upon this issue, the original share certificate(s) which are registered in their name will stand automatically cancelled and be deemed non-negotiable. The shareholders may further note that the details uploaded by the Company on its website shall be deemed to be adequate notice in respect of issue of duplicate share certificate(s) by the Company for the purpose of transfer of physical shares to IEPF pursuant to the Rules. In respect of shares held in dematerialized form, the Company shall inform the depository by way of corporate action for transfer of shares in favour of the DEMAT account of the IEPF.

For any queries on the above matter, shareholders are requested to contact the Company's Registrar and Transfer Agent, M/s. Link Intime India Pvt. Ltd., C 101, 247 Park, L B S Marg, Vikhroli West, Mumbai 400 083 at Tel No.: +91 810 811 6767, Email: iepf.shares@linkintime.co.in

For Sunteck Realty Limited

Sd/-

Rachana Hingarajia

Company Secretary

Mumbai, July 4, 2024



KOTAK MAHINDRA BANK LIMITED

Registered Office: 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai- 400051, (MH).

Branch Office: 4th Floor, Admas Plaza, 166/16, Kolverly Village, Kurchi Kurve Nagar, Behind Hare Krishna Hotel, CST Road, Kalina, Santacruz-East, Mumbai - 400098.

POSSESSION NOTICE (For immovable property)

(As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

WHEREAS, the undersigned being the Authorised Officer of the **Kotak Mahindra Bank Ltd.** a banking company within the meaning of the Banking Regulation Act, 1949 having its Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 and branch office at 4th Floor, Admas Plaza, 166/16, CST Road, Kolverly Village Kurchi Kurve Nagar, Kalina Santacruz, (E), Mumbai - 400098, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFESI Act") and in exercise of the powers conferred under sections 13(2) and 13 (12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 10th April, 2024 to **M/s. Ms. Umjya Traders, (Borrower/ Mortgagee)** Through its Proprietor **Mr. Mahendrakumar Dwarakadas Patel (Deceased)** Through Their Legal Heirs **Mrs. Neeta Mahendrakumar Patel** having address at: C-73, APMC Market Yard, Onion Potato Market, Sector 19, Turbhe-Vashi, Navi Mumbai - 400 705. **Also having address at:** Godown No. A-8, Admeasuring 746 Sq.Ft./Sq.Mt., Ground Floor, A Block, Plot No. 2, Gais No. 796, Onion Potato Market, Turbhe, Navi Mumbai - 400705, Maharashtra. **Also having address at:** Flat No. 404, F-4, Shankeshwar Nagar, Mangpada Road, Sagon, Dombivli East, Thane - 421201, Maharashtra.

2. Mr. Mahendrakumar Dwarakadas Patel (Guarantor) (Deceased) Through Their Legal Heirs Mrs. Neeta Mahendrakumar Patel having address at: C-73, APMC Market Yard, Onion Potato Market, Sector 19, Turbhe-Vashi, Navi Mumbai- 400 705. **Also having address at:** Godown No. A-8, Admeasuring 746 Sq.Ft./Sq.Mt., Ground Floor, A Block, Plot No. 2, Gais No. 796, Onion Potato Market, Turbhe, Navi Mumbai - 400705, Maharashtra. **Also having address at:** Flat No. 404, F-4, Shankeshwar Nagar, Mangpada Road, Sagon, Dombivli East, Thane - 421201, Maharashtra.

3. Mrs. Neeta Mahendrakumar Patel (Guarantor) having address at: C-73, APMC Market Yard, Onion Potato Market, Sector 19, Turbhe-Vashi, Navi Mumbai- 400705. **Also having address at:** Godown No. A-8, Admeasuring 746 Sq.Ft./Sq.Mt., Ground Floor, A Block, Plot No. 2, Gais No. 796, Onion Potato Market, Turbhe, Navi Mumbai - 400705, Maharashtra. **Also having address at:** Flat No. 404, F-4, Shankeshwar Nagar, Mangpada Road, Sagon, Dombivli East, Thane - 421201, Maharashtra.

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