

DIVYA AGRO CHEM PRIVATE LIMITED (IN LIQUIDATION)
NOTICE OF SALE OF ASSETS COLLECTIVELY
CIN: U24219MH2009PTC192776 THROUGH E-AUCTION

Regd. Off. At: 9 Queens Lawn Premises CHS Ltd, Plot No 967, Opp Sony Mony,
S.V. Road, Vile Parle (W), Mumbai -400056

(Sale under the provisions of Insolvency and Bankruptcy Code, 2016)

Notice is hereby given to the public in general under the provisions of Insolvency and Bankruptcy Code, 2016 and Regulations there under, that the process of sale of Divya Agro Chem Private Limited – In Liquidation (Corporate Debtor/CD) Sale of Assets Collectively forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble NCLT, Mumbai vide order dated December 19, 2023 (order received on January 2, 2024) read with order dated October 09th, 2024 is scheduled to take place on Friday, 23rd October 2026.

The E-Auction will be conducted on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS AND NO RECOURSE BASIS."** Sale will be done by the undersigned through E-Auction service provider PSB Alliance Private Limited through portal <https://baanknet.com> All the assets are located at the Plot no. A-14, Mahad Industrial Area, Village-Kamble, Raigad-402309. Asset Id No. 646 and 668 for search of auction property

Date and Time of E-auction	Friday, 23rd October 2026; From 11:00 A.M. to 4:00 P.M.
Last Date and Time for submission of Expression of Interest (EOI) along with supporting documents	Wednesday, 21st October 2026
Date and Time for Inspection (Assets to be auctioned are located at Mahad, Maharashtra)	Friday 25th September 2026 to Wednesday 21st October 2026 (12 Noon to 4:00 P.M.)
Last date for submission Earnest Money Deposit	Wednesday, 21st October 2026

Sr. No.	Description (Assets)	Reserve Price	EMD (approx. 10% of Reserve Price)	Incremental Bid Amount
Amount in INR				
Block A	Sale of Factory Land & Building with furniture and fixtures	74,30,800	7,43,080	1,00,000

Important Terms and Conditions of E-auction: 1) The Earnest Money Deposit ("EMD") of the Successful Bidder shall be liable to be forfeited if the Successful Bidder is found to be ineligible to participate in the auction or fails to make the payments within the stipulated timelines or otherwise fails to comply with the provisions of the Insolvency and Bankruptcy Code, 2016 and the applicable rules and regulations.

2. Bidding shall be permitted only upon successful remittance of the prescribed EMD for the respective Lot within the specified timeline into the designated Digital Wallet maintained on the electronic platform <https://baanknet.com>.

3. As on the date of issuance of Sale Certificate by the Liquidator, the current operational assets shall be transferred/deemed to have been transferred subject to terms and condition of E-Auction Process Document.

4. The Registration charges and other applicable taxes/charges if any shall be paid extra by the successful bidder to conclude the sale.

5. Prospective bidders are advised to carefully refer to the E-Auction Process Memorandum for details of ongoing litigation, proceedings and other material information relating to the assets, as well as the applicable terms and conditions of the proposed auction.

6. Kindly refer to detailed terms and condition to understand the process of bidding thorough 14th E-Auction Process Document.

Important Note : a. The details of all the assets along with any pending legal cases/ on-going litigations if any, are to be mandatorily seen before participating in the auction. The prospective bidders are advised to make their own independent inquiries regarding Corporate Debtor. The Interested Applicants may refer to the complete E-Auction Process Document containing details of terms and conditions of the E-Auction on the website of the E-Auction service provider <https://baanknet.com> or may directly write an email to cirp.dacpl@gmail.com obtain the same.

b. It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator has the absolute right to accept or reject any or all offer(s)/bids or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage or disqualify any interested party / potential investor / bidder without any liability. Any revision in the sale notice will be uploaded on the website on <https://ibbi.baanknet.com/eauctionibbi/auc-listing>

c. It is requested to all the bidders to kindly visit the website regularly.

Ms. Palak Swapnil Desai - Liquidator of Divya Agro Chem Private Limited (In Liquidation)

IBBI Regn. No.: IBBI/PA-001/IP-P01517/2019 -2020/12515 (AFA valid till 30th June, 2027)

Address: 901, 9th Floor, Park Vistas, Opp. Lallubhai Park,

Near MTNL, Andheri (W), Mumbai-400 058

Place: Mumbai Date: 25.09.2026

...continued from previous page.

THE EQUITY SHARES OF OUR COMPANY WILL GET LISTED ON THE MAIN BOARD PLATFORM OF BSE AND NSE.

In case of any revision in the Price Band, the Bid/Issue Period will be extended by at least three additional Working Days after such revision of the Price Band, subject to the Bid/Issue Period not exceeding 10 Working Days. In cases of force majeure, banking strike or similar unforeseen circumstances, our Company may, in consultation with the Book Running Lead Manager, for reasons to be recorded in writing, extend the Bid/Issue Period for a minimum of one Working Day, subject to the Bid/ Issue Period not exceeding 10 Working Days. Any revision in the Price Band and the revised Bid/Issue Period, if applicable, will be widely disseminated by notification to the Stock Exchanges, by issuing a public notice, and also by indicating the change on the websites of the Book Running Lead Manager and at the terminals of the Syndicate Members and by intimation to the other Designated Intermediaries and the Sponsor Banks, as applicable.

The Issue is being made in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957 ("SCRR") read with Regulation 31 of the SEBI ICDR Regulations. The Issue is being made through the Book Building Process, in compliance with Regulation 6(1) of the SEBI ICDR Regulations, wherein not more than 50% of the Net Issue shall be available for allocation on a proportionate basis to Qualified Institutional Buyers ("QIBs") (the "QIB Portion"), provided that our Company in consultation with the Book Running Lead Manager, may allocate up to 60% of the QIB Portion to Anchor Investors, on a discretionary basis in accordance with the SEBI ICDR Regulations (the "Anchor Investor Portion"), of which 40% shall be available for allocation as follows: (i) 33.33% shall be available for allocation to domestic Mutual Funds, and (ii) 6.67% for life insurance companies and pension funds, subject to valid Bids being received from domestic Mutual Funds, life insurance companies and pension funds on or above the Anchor Investor Allocation Price. In the event of under-subscription in (ii) above, the allocation may be made to domestic Mutual Funds. In the event of under-subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares shall be added to the QIB Portion (other than the Anchor Investor Portion) ("Net QIB Portion"). Further, 5% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only subject to valid Bids being received at or above the Issue Price, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIBs (other than Anchor Investors), including Mutual Funds, subject to valid Bids being received at or above the Issue Price. However, if the aggregate demand from Mutual Funds is less than 5% of the QIB Portion, the balance Equity Shares each available for allocation in the Mutual Fund Portion will be added to the remaining QIB Portion for proportionate allocation to QIBs. Further, not less than 15% of the Net Issue shall be available for allocation on a proportionate basis to Non-Institutional Bidders ("NIBs") of which (a) one-third of such portion shall be reserved for applicants with application size of more than ₹2.00 lakhs and up to ₹10.00 lakhs; and (b) two-third of such portion shall be reserved for applicants with application size of more than ₹10.00 lakhs, provided that the unsubscribed portion in either of such sub-categories may be allocated to applicants in the other sub-category of NIBs and not less than 35% of the Net Issue shall be available for allocation to Retail Individual Bidders in accordance with the SEBI ICDR Regulations subject to valid Bids being received at or above the Issue Price. Further, Equity Shares will be allocated on a proportionate basis to Eligible Employees applying under the Employee Reservation Portion, subject to valid Bids being received from them at or above the Issue Price (net of Employee Discount, if any, as applicable). All Potential Bidders (other than Anchor Investors) shall mandatorily participate in this Issue through the Application Supported by Blocked Amount ("ASBA") process by providing details of their respective ASBA Account (as defined hereinafter) and UPI ID in case of UPI Bidders using the UPI Mechanism, as applicable, pursuant to which their corresponding Bid Amounts will be blocked by the Self Certified Syndicate Banks ("SCSBs") or by the Sponsor Banks under the UPI Mechanism, as the case may be, to the extent of respective Bid Amounts. Anchor Investors are not permitted to participate in the Issue through the ASBA process. For details, specific attention is invited to "Issue Procedure" beginning on page 483 of the RHP.

Bidders/Applicants should ensure that DP ID, PAN and the Client ID and UPI ID (for UPI Bidders bidding through UPI Mechanism) are correctly filled in the Bid cum Application Form. The DP ID, PAN and Client ID provided in the Bid cum Application Form should match with the DP ID, PAN, Client ID and UPI ID available (for UPI Bidders bidding through the UPI Mechanism) in the Depository database, otherwise, the Bid cum Application Form is liable to be rejected. Bidders/ Applicants should ensure that the beneficiary account provided in the Bid cum Application Form is active. Bidders/Applicants should note that on the basis of the PAN, DP ID, Client ID and UPI ID (for UPI Bidders bidding through the UPI mechanism) as provided in the Bid cum Application Form, the Bidder/Applicant may be deemed to have authorized the Depositories to provide to the Registrar to the Issue, any requested Demographic Details of the Bidder/Applicant as available on the records of the depositories. These Demographic Details may be used, among other things, for giving Allotment Advice or unblocking of ASBA Account or for other

correspondence(s) related to the Issue. Bidders/Applicants are advised to update any changes to their Demographic Details as available in the records of the Depository Participant to ensure accuracy of records. Any delay resulting from failure to update the Demographic Details would be at the Bidders/Applicants' sole risk.

Investors must ensure that their PAN is linked with Aadhaar and are in compliance with the notification issued by Central Board of Direct Taxes notification dated February 13, 2020 and read with press releases dated June 25, 2021, September 17, 2021 and March 28, 2023 and any subsequent press releases in this regard.

Contents of the Memorandum of Association of our Company as regards its objects: For information on the main objects of our Company, please see "History and Certain Corporate Matters" on page 248 of the RHP. The Memorandum of Association of our Company is a material document for inspection in relation to the Issue. For further details, see "Material Contracts and Documents for Inspection" on page 522 of the RHP.

Liability of the members of our Company: Limited by shares.

Amount of share capital of our Company and capital structure: As on the date of the RHP, the authorised share capital of our Company is ₹300,000,000 divided into 60,000,000 Equity Shares of face value of ₹5 each. The issued, subscribed and paid-up Equity share capital of our Company is ₹215,686,240 divided into 43,137,248 Equity Shares of face value of ₹5 each. For more details of the capital structure of the Company, see "Capital Structure" beginning on page 122 of the RHP.

Names of the initial signatories to the Memorandum of Association of the Company and the Number of Equity Shares Subscribed by them: The initial signatories of the Memorandum of Association of the Company were Rajnikant Lalubhai Chanchad, Nilesh Ghanshyambhai Panchani. For details of the share capital history of our Company please see "Capital Structure" beginning on page 122 of the RHP.

Listing: The Equity Shares offered through the Red Herring Prospectus are proposed to be listed on the Stock Exchanges. Our Company has received an 'in-principle' approval from each of the BSE and the NSE for the listing of the Equity Shares pursuant to their letters dated June 18, 2026, respectively. For the purposes of the Issue, the Designated Stock Exchange shall be NSE. Assigned copy of the Red Herring Prospectus and the Prospectus shall be delivered to the RoC in accordance with Section 26(4) and Section 32 of the Companies Act, 2013. For details of the material contracts and documents that will be available for inspection from the date of this Red Herring Prospectus up to the Bid/Issue Closing Date, see "Material Contracts and Documents for Inspection" beginning on page 522 of the RHP.

Disclaimer Clause of Securities and Exchange Board of India ("SEBI"): SEBI only gives its observations on the draft offer documents and this does not constitute approval of either the Issue or the specified securities stated in the Issue Documents. The investors are advised to refer to page 459 of the RHP for the full text of the disclaimer clause of SEBI.

Disclaimer Clause of BSE: It is to be distinctly understood that the permission given by BSE should not in any way be deemed or construed that the Red Herring Prospectus has been cleared or approved by BSE nor does it certify the correctness or completeness of any of the contents of the Red Herring Prospectus. The investors are advised to refer to the page 461 of the Red Herring Prospectus for the full text of the disclaimer clause of BSE.

Disclaimer Clause of NSE (the Designated Stock Exchange): It is to be distinctly understood that the permission given by NSE should not in any way be deemed or construed that the Offer Document has been cleared or approved by NSE nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to page 462 of the RHP for the full text of the disclaimer clause of NSE.

General Risks: Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Issue unless they can afford to take the risk of losing their investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Issue. For taking an investment decision, investors must rely on their own examination of our Company and the Issue, including the risks involved. The Equity Shares in the Issue have not been recommended or approved by the SEBI, nor does SEBI guarantee the accuracy or adequacy of the contents of the Red Herring Prospectus. Specific attention of the investors is invited to "Risk Factors" on page 26 of the RHP.

BOOK RUNNING LEAD MANAGER	REGISTRAR TO THE ISSUE	COMPANY SECRETARY AND COMPLIANCE OFFICER
 Choice Capital Choice Capital Advisors Private Limited Sunil Patodia Tower, Plot No. 156-158, J.B. Nagar, Andheri (East), Mumbai – 400 099, Maharashtra, India Telephone: +91 22 6707 9999 / 7919; Email: ngil ipo@choiceindia.com Investor Grievance Email: investorgrievances_advisors@choiceindia.com Website: www.choiceindia.com/merchant-investment-banking Contact Person: Nimisha Joshi / Yogesh Mody SEBI Registration No: INM000011872	 Bigshare Services Private Limited Office No. S6-2, 6th Floor Pinnacle Business Park, Next to Ahura Center Mahakali Caves Road, Andheri East Mumbai – 400 093 Maharashtra, India Telephone: +91 22 6263 8200; E-mail: ipo@bigshareonline.com Investor Grievance Email: investor@bigshareonline.com Website: www.bigshareonline.com; Contact Person: Vikram Morbale SEBI Registration No.: INR000001385	Manvi Meet Shah NITYAS GEMS AND JEWELLERY LIMITED Sector-1, 6th & 7th Floor, Rath House, SY-376, TPS-4, Pl-7, Paiki Part-B, Parshotam Farm Compound, Opp. Podar Arcade, Varachha Road, A. K. Road, Surat-395 008, Gujarat, India Telephone: +91 79462 19807 Email: cs@nityas.in; Website: www.nityas.in Investors can contact our Company Secretary and Compliance Officer, the Book Running Lead Manager or the Registrar to the Issue in case of any pre-Issue or post-Issue related problems, redressals of complaints, such as non-receipt of letters of Allotment, non-credit of Allotted Equity Shares in the respective beneficiary account, non-receipt of refund orders or non-receipt of funds by electronic mode.

AVAILABILITY OF THE RHP: Investors are advised to refer to the RHP and the "Risk Factors" beginning on page 26 of the RHP before applying in the Issue. A copy of the RHP will be made available on the website of SEBI at www.sebi.gov.in and is available on the websites of the BRLM, Choice Capital Advisors Private Limited at www.choiceindia.com/merchant-investment-banking and at the website of the Company, NITYAS GEMS AND JEWELLERY LIMITED at www.nityas.in and the websites of the Stock Exchanges, for BSE Limited at www.bseindia.com and for National Stock Exchange of India Limited at www.nseindia.com.

AVAILABILITY OF THE ABRIDGED PROSPECTUS: A copy of the Abridged Prospectus shall be available on the website of the Company, the BRLM and the Registrar to the Offer at www.nityas.in, www.choiceindia.com/merchant-investment-banking and www.bigshareonline.com, respectively.

AVAILABILITY OF BID CUM APPLICATION FORM: Bid cum Application Form can be obtained from the Registered Office of our Company, NITYAS GEMS AND JEWELLERY LIMITED, Telephone: +91 70462 19807; BRLM: Choice Capital Advisors Private Limited, Telephone: +91 22 6707 9999 / 7919 and **Syndicate Member:** Choice Equity Broking Private Limited, Telephone: 022-67079999, Registered Brokers, SCSBs, Designated RTA Locations and Designated CDP Locations for participating in the Issue. Bid cum Application Forms will also be available on the websites of the Stock Exchanges at www.bseindia.com and www.nseindia.com and at all the Designated Branches of SCSBs,

the list of which is available on the websites of the Stock Exchanges and SEBI.

SUB-SYNDICATE MEMBERS: Axis Capital Limited, Anand Rathi Shares and Stock Brokers Limited, HDFC Securities Limited, Kotak Securities Limited, Motilal Oswal Financial Services Limited.

BANKERS TO ISSUE, ESCROW COLLECTION BANK(S), PUBLIC ISSUE BANK, REFUND BANK AND SPONSOR BANK(S): Axis Bank Limited.

UPI: UPI Bidders can also Bid through UPI Mechanism.

All capitalised terms used herein and not specifically defined shall have the same meaning as ascribed to them in the RHP.

Place: Surat, Gujarat
Date: September 24, 2026

For NITYAS GEMS AND JEWELLERY LIMITED
On behalf of the Board of Directors
Sd/-
Manvi Meet Shah
Company Secretary and Compliance Officer

NITYAS GEMS AND JEWELLERY LIMITED is proposing, subject to receipt of requisite approvals, market conditions and other considerations, an initial public offer of its Equity Shares and has filed a RHP dated September 24, 2026 with the RoC. The RHP is available on the website of the SEBI at www.sebi.gov.in as well as on the website of the BRLM i.e., Choice Capital Advisors Private Limited at www.choiceindia.com/merchant-investment-banking, the website of the NSE at www.nseindia.com and the website of the BSE at www.bseindia.com and the website of the Company at www.nityas.in. Any potential investor should note that investment in equity shares involves a high degree of risk and should refer to the RHP, including the section titled "Risk Factors" beginning on page 26 of the RHP. Potential investors should not rely on the DRHP for making any investment decision. This announcement does not constitute an invitation or offer of securities for sale in any jurisdiction. The Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction. In particular, the Equity Shares offered in the Offer have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "U.S. Securities Act"), or the securities laws of any state of the United States and may not be offered or sold within the United States (as defined in Regulation S under the U.S. Securities Act ("Regulation S")) except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. The Equity Shares are being offered and sold only outside the United States in "offshore transactions" as defined in and in reliance on Regulation S.



बैंक ऑफ इंडिया
Bank of India

Specialised Asset Recovery Branch

Mumbai South Zone Bank of India Building, Mezzanine Floor,
70-80, Mahatma Gandhi Road, Fort, Mumbai-400 001

Email : Sarm.MumbaiSouth@bankofindia.bank.in

Ref. No. SARM/PR/26-27/418 Date : 16.09.2026

To,

M/s. MAGNA OPUS HOSPITALITY PVT. LTD., Office No. 415, 2nd Floor, A Wing, Vashi Plaza Commercial Premises CSL, Plot No. 80 & 81, Sector-17, Navi Mumbai-400703

Sir,

NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

At the request made by you, the Bank has granted to you various credit facilities aggregating to an amount of **Rs. 8,19,70,000/-**. We give herunder details of various credit facilities granted by us and the outstanding dues thereunder as on the date of this notice:-

Nature of Facility	Sanctioned Limit	Ledger O/s. As on 31.12.2016	Ledger O/s. As on 16.09.2026	Uncharged Interest from 01.01.2017 to 16.09.2026	Total As on 16.09.2026
Term Loan 008965410000003	4,19,70,000/-	00.00	2,667.55	2,538.70	5,206.25
Cash Credit 008930110000067	4,00,00,000/-	2,40,53,000/-	2,41,74,828.77	3,74,05,453.27	6,15,80,282.04
Total	8,19,70,000/-	2,40,53,000/-	2,41,77,496.32	3,74,07,991.97	6,15,85,488.29

2. The aforesaid credit facilities granted by the Bank are secured by the following assets /securities (Particulars of Properties / Assets charged to Bank) :-

- Office No. 415, 2nd Floor, Wing A in Building known as **Vashi Plaza Premises CHS. Ltd.,** Plot No. 80-81, Sector 17, N. Sion Panvel Highway, Vashi, Navi Mumbai in the name of **M/s. Magna Opus Advertising Services,** Proprietor Mr. Rohit P. Chhabra.
- Office No. 417, 2nd Floor, Wing A in Building known as **Vashi Plaza Premises CHS. Ltd.,** Plot No. 80-81, Sector 17, N. Sion Panvel Highway, Vashi, Navi Mumbai in the name of **M/s. Magna Vision Advertising Services,** Prop. Mr. Rohit P. Chhabra.
- Flat No. 1301, 13th Floor, No. A-6, Megapolis Cluster Project known as **Sunway** Mr. Rajiv Gandhi Infotech Park, Phase-2, Plot No. R-1 to R-1/4, Hinjewadi Village, Maan Tal. Mulshi, Dist. Pune in the name of **Rohit P. Chhabra & Mrs. Rajni Rohit Chhabra.**
- Residential Flat No. 1, Ground Floor, **Dhanalaxmi CHS. Ltd.** Plot No. 101, Sector-16, Koparkhairane, Navi Mumbai in the name of **Mr. Prem Chhabra.**
- As you have defaulted in repayment of your dues to the Bank under the said credit facilities, we have classified your account as Non-Performing Asset with effect from **31.12.2016** in accordance with the Directions / Guidelines issued by the Reserve Bank of India.
- For the reasons stated above, we hereby give you notice U/s. 13(2) of the above noted act and call upon you to discharge in full your liabilities by paying to the Bank sum of **Rs. 6,15,85,488.29** (contractual dues upto the date of notice) with further interest thereon @ **14.55% p. a.** compounded with monthly rests, and all costs, charges and expenses incurred by the Bank, till repayment by you within a period of **60 days** from the date of this notice, failing which please note that we will entirely at your risks as to costs and consequences exercise the powers vested with the Bank under Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.
- While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the Bank till repayment & redeem the secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets.
- The amounts realised from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and/or any expenses incidental thereto, and secondly in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realisation and the residue of the money, if any, after the Bank's entire dues (including under any of your other dues to the Bank whether as borrower or guarantor) are fully recovered, shall be paid to you.
- If the said dues are not fully recovered from the proceeds realised in the course of exercise of the said powers against the secured assets, we reserve our right to proceed against you and your other assets including by filing legal/recovery actions before Debts Recovery Tribunal / Courts, for recovery of the balance amount due along with all costs etc. incidental thereto from you.
- Please take note that as per Sub-section (13) of the aforesaid Act, after receipt of this notice, you are restrained from transferring or creating any encumbrances on the aforesaid secured assets whether by way of sale, lease, license, gift, mortgage or otherwise.
- The undersigned is a duly authorised officer of the Bank to issue this notice and exercise powers under Section 13 of aforesaid Act.
- Needless to mention that this notice is addressed to you without prejudice to any other right or remedy available to the Bank.
- Please note that our earlier notice issued u/s 13(2) stands withdrawn

Yours faithfully,
Sd/-
Prafulla Kumar
Chief Manager & Authorised Officer



Motilal Oswal Home Finance Limited
Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS - 8291889898
Website: www.motilaloswalhf.com Email: hfquery@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 30 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswalhf.com as per the details given below :

Date and time of E-Auction Date: 02-11-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)			
Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXPAN00316-170030065 Branch: Panvel Borrower: Maheshwar Ramchandra Singh / Co-Borrower: Usha Maheshwar Singh	11-12-2025 For Rs:1097945/- (Rupees Rupees Ten Lakh Ninety Seven Thousand Five Hundred & Forty Five Only)	Flat No 203, Building "A" Wing, 2 Nd Floor, Admeasuring 52.51 Sq.Mtr, Saidham Co- Op- Hsg Soc. Ltd, R.C.C Construction, Survey No. 93, Mouje- Khelur, Bhivandi, Hissa No. 93/S, Kather, Bhivandi, Thane, Maharashtra- 421302.	Reserve Price: Rs.700000/- (Rupees Seven Lakh Only) EMD: Rs. 70000/- (Rupees Seventy Thousand Only) Last date of EMD Deposit:01-11-2026

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the **Web Portal:** <https://www.credauction.com> of our e-Auction Service Provider, **M/s. CREDRESOLUTION INDIA PVT LTD** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form, which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Chetan Patil 7738061089**, details available in the above mentioned Web Portal and may contact their **Centralised Help Desk: + 91 9137100020**, E-mail ID: **balram@credresolv.com**.

Place : Maharashtra / Date : 25.09.2026

Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)



PhoenixARC Limited
(formerly known as Phoenix ARC Private Limited)
REGISTERED OFFICE: 3rd Floor Wallace Towers (earlier known as Shiv Building) 139/ 140/ B/1 Crossing of Sahar Road & Western Express Highway Vile Parle (E), Mumbai - 400057

POSSESSION NOTICE

Whereas, the Authorized Officer of PhoenixARC Limited (formerly known as Phoenix ARC Private Limited) (acting as Trustee of Phoenix trust as mentioned on the below table column) (Phoenix) 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(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act/rw rule 8 of the said rules on the dates mentioned along with. The borrowers, co-borrowers, guarantors in particular and 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 Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.

Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under are given as under:

Name of Trust	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand Notice date 2. Date of Symbolic Possession 3. Amount due in Rs.
Trustee of Phoenix Trust FY20-9	Parmeshwar Puttappa Poojari (S/D/W of Puttappa Poojari) Nagar Manmad, Road Hotel, Sai Krishna, At Shirdi, Dist Ahmednagar, Maharashtra -423109 And Also At Hotel Sai Krishna A/P Shirdi Ahmदनगर Thane Maharashtra India 423109 Geeta Parmeshwar Poojari (S/D/W of Parmeshwar Poojari) Nagar Manmad, Road Hotel, Sai Krishna, At Shirdi, Dist Ahmednagar, Maharashtra -423109 Loan Account Number: LXPEN00316-170025637 Loan Amount Sanctioned: Rs.9,65,284/- (Rupees Nine Lakh Sixty Five Thousand Two Hundred & Eighty Four Only)	All That Piece And Parcel Of Mortgaged Property Of Plot No-09 G No 40/002 Mouje Ambvali Shahapur Thane 0 0 N Khardi Vaitama Road 421601 Raigarh(MH) Maharashtra, 421 30 Sq.Mtr	1) Demand Notice Date 24-06-2025 2) Date of Symbolic Possession- 23-09-2026 3) Amount due in Rs. 30,38,186 (Rupees Thirty Lakh Thirty Eight Thousand One Hundred & Eighty Six Only) Due And Payable As of 31-05-2025 With Applicable Interest From 01-06-2025 Until Payment In Full.
Trustee of Phoenix Trust FY20-9	Raman Kavacheri Subramanian (S/D/W of Kavacheri Subramanian) B-703 Sundew Swastik Park Village Road Bhandup Mumbai City Maharashtra India 400078 And Also At Learning Mate Solutions Pvt.Ltd 74 Techno Park C Cross Road Midc Andheri Mumbai City Maharashtra India 400077 Rupa Raman (S/D/W of Kavacheri Subramanian) B 703 Sundew Swastik Park Village Road Bhandup Mumbai City Maharashtra India 400078 Loan Account Number: LKXAL00116-170045040 Loan Amount Sanctioned: Rs.24,96,695/- (Rupees Twenty Four Lakh Ninety Six Thousand Six Hundred & Ninety Five Only)	All That Piece And Parcel Of Mortgaged Property Of Plot No 12 13 14 15 & 16 Mount Velly Phase 1- Ext Mouje Dapane Village Shahapur 421601 Thane Maharashtra	1) Demand Notice Date 03-09-2024 2) Date of Symbolic Possession- 23-09-2026 3) Amount due in Rs. 72,19,499 (Rupees Seventy Two Lakh Nineteen Thousand Four Hundred & Ninety Nine Only) Due And Payable As of 30-08-2024 With Applicable Interest From 31-08-2024 Until Payment In Full.
Trustee of Phoenix Trust FY21-14	Ramchandra Shrinath Yadav (S/D/W of Shrinath Yadav) 12 Shree Krishna Vihar,Hendrapada Tal Ambemath Badapur West Dist Thane Thane Maharashtra India 421503 And Also At : Ramchandra Fruits And Juice Centre,Shop No.06 / A New Pooja Apt Rameshwadi Kulgao Badapur West Badapur Thane Maharashtra India 421503 Indrakumari Ramchandra Yadav (S/D/W of Ramchandra Yadav) 12 Shree Krishna Vihar,Hendrapada Tal Ambemath Badapur West Dist Thane Thane Maharashtra India 421503 Loan Account Number: LXAMB00317-180063874 Loan Amount Sanctioned:Rs.7,11,780/- (Rupees Seven Lakh Eleven Thousand Seven Hundred & Eighty Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No 303 3rdFloor B Wing Shelu Park S No 6 Hissa No 1 Village Shelu Tal Karjat Thane Maharashtra 411011 Admesuring Area 434 Sqft	1) Demand Notice Date 03-09-2024 2) Date of Symbolic Possession- 24-09-2026 3) Amount due in Rs. 15,73,420 (Rupees Fifteen Lakh Seventy Three Thousand Four Hundred & Twenty Only) Due And Payable As of 30-08-2024 With Applicable Interest From 31-08-2024 Until Payment In Full.

Place: Maharashtra
Date: 25.09.2026

Authorised Officer
For Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)



SOUTH EAST CENTRAL RAILWAY

TENDER NOTICE FOR ELECTRICAL WORK

Tender Notice No.: Sr.DEE (RS& G) BSP/OT/26-27-13, Dated: 11.09.2026.

Name of Work: Annual overhauling & servicing contract for Diesel Generator sets of capacities 5 KVA to 500 KVA of different makes installed over various stations of Bilaspur settlement inclusive of replacement of minor spares & repairing of AMF panel for a period of next two years.

Tender Value (Approx.): ₹ 69,72,725/- EMD Amount: ₹ 1,39,500/-

Tender Closing Date & Time: 12.10.2026, 15.00 hours.

For further details, eligibility criteria and the complete details for the above work, please refer/download tender document which is available on our website: www.irops.gov.in

Sr. Divisional Electrical Engg. CPR/10/PHI405 (RS&G)/Bilaspur

f South East Central Railway X @secrail

DIVYA AGRO CHEM PRIVATE LIMITED (IN LIQUIDATION)
NOTICE OF SALE OF ASSETS COLLECTIVELY
CIN: U24219MH2009PTC192776 THROUGH E-AUCTION
Regd. Off. At: 9 Queens Lawn Premises CHS Ltd., Plot No. 867, Opp Sony Mory, S.V. Road, Vile Parle (W), Mumbai -400056
(Sale under the provisions of Insolvency and Bankruptcy Code, 2016)

Notice is hereby given to the public in general under the provisions of Insolvency and Bankruptcy Code, 2016 and Regulations there under, that the process of sale of Divya Agro Chem Private Limited – In Liquidation (Corporate Debtor/CD) Sale of Assets Collectively forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble NCLT, Mumbai vide order dated December 18, 2023 (order received on January 2, 2024) read with order dated October 09th, 2024 is scheduled to take place on Friday, 23rd October 2026. The E-Auction will be conducted on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS AND NO RECOURSE BASIS." Sale will be done by the undersigned through E-Auction service provider PSB Alliance Private Limited through portal <https://baanknet.com> All the assets are located at the Plot no. A-14, Mahad Industrial Area, Village-Kamble, Raigad-402 309. Asset Id No. 646 and 668 for search of auction property

Date and Time of E-auction	Friday, 23rd October 2026; From 11.00 A.M. to 4:00 P.M.
Last Date and Time for submission of Expression of Interest (EOI) along with supporting documents	Wednesday, 21st October 2026
Date and Time for Inspection (Assets to be auctioned are located at Mahad, Maharashtra)	Friday 25th September 2026 to Wednesday 21st October 2026 (12 Noon to 4:00 P.M.)
Last date for submission Earnest Money Deposit	Wednesday, 21st October 2026

Sr. No.	Description (Assets)	Reserve Price	EMD (approx. 10% of Reserve Price)	Incremental Bid Amount
	Block Sale of Factory Land & Building with A. furniture and fixtures.	74,30,800	7,43,080	1,00,000

Important Terms and Conditions of E-auction: 1) The Earnest Money Deposit ("EMD") of the Successful Bidder shall be liable to be forfeited if the Successful Bidder is found to be ineligible to participate in the auction or fails to make the payments within the stipulated timelines or otherwise fails to comply with the provisions of the Insolvency and Bankruptcy Code, 2016 and the applicable rules and regulations. 2. Bidding shall be permitted only upon successful remittance of the prescribed EMD for the respective Lot within the specified timeline into the designated Digital Wallet maintained on the electronic platform <https://baanknet.com>. 3. As on the date of issuance of Sale Certificate by the Liquidator, the current operational assets shall be transferred/deemed to have been transferred subject to terms and condition of E-Auction Process Document. 4. The Registration charges and other applicable taxes/charges if any shall be paid extra by the successful bidder to conclude the sale. 5. Prospective bidders are advised to carefully refer to the E-Auction Process Memorandum for details of ongoing litigation, proceedings and other material information relating to the assets, as well as the applicable terms and conditions of the proposed auction. 6. Kindly refer to detailed terms and condition to understand the process of bidding through 14th E-Auction Process Document. **Important Note :** a. The details of all the assets along with any pending legal cases/ on-going litigations if any, are to be mandatorily seen before participating in the auction. The prospective bidders are advised to make their own independent inquiries regarding Corporate Debtor. The Interested Applicants may refer to the complete E-Auction Process Document containing details of terms and conditions of the E-Auction on the website of the E-Auction service provider <https://baanknet.com> or may directly write an email to corp_daspl@gmail.com obtain the same. b. It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator has the absolute right to accept or reject any or all offer(s)/bids or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage or disqualify any interested party / potential investor / bidder without any liability. Any revision in the sale notice will be uploaded on the website on <https://bbs.baanknet.com/auction/bid/auc-listing>. c. It is requested to all the bidders to kindly visit the website regularly. **Ms. Palak Swarni Desai - Liquidator of Divya Agro Chem Private Limited (In Liquidation)** (SEBI Regd. No.: ISB/PA-001/JP-P015172019-2020/12515 (AFA valid till 30th June, 2027) Address: 901, 9th Floor, Park Vistas, Opp. Lalubhai Park, Near-MTNL, Andheri (W), Mumbai-400 059. Place: Mumbai Date: 25.09.2026

CLASSIFIEDS

GREETING

BIRTHDAY GREETINGS

BIRTHDAY WISHES

HAPPY BRIGHT BIRTHDAY

DR. YOGESH LAKHANI

(CMD)

BRIGHT

OUTDOOR MEDIA LIMITED

BRIGHT TEAM

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