

PHYSICAL POSSESSION NOTICE



Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No. 1 Plot No-83, WIFIT IT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604

Whereas

The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Bank Limited.

Sr. No.	Name of the Borrower/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Ravindra Gambhir Pawar & Pratima Ravindra Pawar / LBTE00004280592	04, Mahesh Apartment, Ganesh Nagar Manda Titwala E, Titwala E, Maharashtra, Thane- 421605/ February 23, 2024	June 25, 2021 Rs. 13,95,765.99-	Thane

The above-mentioned borrowers(s) / guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgage properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : February 29, 2024  
Place: Mumbai

Authorized Officer  
ICICI Bank Limited



Muthoot Homefin (India) Ltd.

Corporate Office: Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg, Near Ruparel College, Dadar (West), Mumbai, Maharashtra - 400 028

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002.

The undersigned is the Authorised Officer of Muthoot Homefin (India) Ltd. (MHIL) under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower/s (the "said Borrower"), to repay the amounts mentioned in the respective Demand Notice/s issued to them that are also given below.

In connection with above, Notice is hereby given, once again, to the said Borrower to pay to MHIL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest at 2% p.m. as detailed in the said Demand Notices, from the dates mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrowers. As security for due repayment of the loan, the following assets have been mortgaged to MHIL by the said Borrowers respectively.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor/ Loan Account No./Branch	Total Outstanding Dues (Rs.)	Date of Demand Notice	Description of secured asset (immovable property)
1.	Shalet Alphonso/ Harbert Alphonso/ 002-00000901/ Mumbai	Rs. 33,49,297/4(Rupees Thirty Three Lakh Forty Nine Thousand Two Hundred Ninety Seven Only.)	23-Feb-2024	Flat No.304, 3rd Floor, C Wing, Omkar Nagar Chsl, Pardi No. 5 Hissa No. 1/1, Pardi No. 26, Pardi No. 27, Pardi No. 40 Hissa No. 2 Village Agashi, Tal. Vasai Palghar Maharashtra- 401301
2.	Nitin Dharmaraj Shiwane/ Sarita Nitin Shiwane/ 016-01600205/ Nashik	Rs. 15,62,633/- (Rupees Fifteen Lakh Sixty Two Thousand Six Hundred Thirty Three Only.)	23-Feb-2024	Flat No.11, 3rd Floor, Shivganga Apt., Pathardi Road, B/H. Sales Office Nr. Water Tank, Pathardi Shivar, Nashik, Maharashtra-422010 on the Bounded by: Noth: Side Marginal Space & Road, South: Staircase & Flat No.12-A,East: Flat No.2, West: Side Marginal Space
3.	Dadasaheb Kacharu Ubale/ Savita Dadasaheb Ubale/ 016-01600416/ Nashik	Rs. 13,30,124/- (Rupees Thirteen Lakh Thirty Thousand One Hundred Twenty Four Only.)	23-Feb-2024	Flat No.11, Second Floor, Manisha Apartment, Plot No-3, Survey No. 8/2/16/1 To18/3, B/H Bachhav Hospital, Opp-Ganpati Mandir, Uday Colony, Kranti Nagar, Ramwadi, Off Makhmalabad Road, Nashik-422003 On The Bounded By: Noth: Side Margin/plot No-04, South: Flat No-12/ Olonyroad, East: Side Margin/plot No-02, West: Flat No-14/9 M Road
4.	Sandip Dattatray More/ Kamalbai Dattatray More/ 016-01600384/ Nashik	Rs. 8,48,040/- (Rupees Eight Lakh Forty Eight Thousand Fourty Only.)	23-Feb-2024	Flat No.03, First Floor, Bajali Empire, Plot No. 15, Gat No. 159/15, Kotamgaon Road, Near Balaji Temple, Lasalgaon Shiwar, Tq.- Niphad, Dist.- Nashik On The Bounded By: North: Plot No.14, South: Flat No.2, East: Colony Road, West: Plot No.16
5.	Akshay Sanjay Dabekar/ Swati Parshuram Bandagale/ 003-00001063/ Pune	Rs. 7,36,744/- (Rupees Seven Lakh Thirty Six Thousand Seven Hundred Forty Four Only.)	23-Feb-2024	Flat No.04, Admeasuring 445 Square Feet I.e. 41.35 Square Meters On 1st Floor, In The Building Known As Sai Angan, Constructed On Survey No. 23 Hissa No. 3/1situated At Village Narhe, Taluka Haveli District Pune, Maharashtra-411041
6.	Rahul Rajendra Phadtare/ Rajendra Vasant Phadtare/ Padama Rajendra Phadtare/ 097-09700022/ Satara	Rs. 2,36,534/- (Rupees Two Lakh Thirty Six Thousand Five Hundred Thirty Four Only.)	23-Feb-2024	All The Piece And Parcel of Area Ad-Measuring 55.29 Sq. Mtr. of Flat No. 301 2nd Floor In The Building Known As "vighnaharta Apartment" Constructed On Plot No. 4, Carved Out of Survey No. 16/1b/2b, Situated At Vanvaswadi Tal. & Dist. Satara,which Is Bunded As -on or Towards East- Open Space, On or Towards South- Open Space, on or Towards West- Open Space, on or Towards North- Flat No. 302

If the said Borrowers shall fail to make payment to MHIL as aforesaid, MHIL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences.

The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of MHIL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made thereunder, shall be liable for imprisonment and/or penalty as provided under the Act.

Date: February 29, 2024  
Place: Maharashtra

Sd/-Authorized Officer,  
Muthoot Homefin (India) Limited



AGS Transact Technologies Limited

CIN: L72200MH2002PLC138213

Registered Office: 601-602 Trade Wing, 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

NOTICE OF POSTAL BALLOT

Members are hereby informed that pursuant to provisions of section 108 and 110 of the Companies Act, 2013 read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("the Rules"), General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020, 22/2020 dated June 15, 2020, 33/2020 dated September 28, 2020, 39/2020 dated December 31, 2020, 10/2021 dated June 23, 2021, 20/2021 dated December 8, 2021, 3/2022 dated May 5, 2022, 11/2022 dated December 28, 2022 and 09/2023 dated September 25, 2023 issued by the Ministry of Corporate Affairs ("MCA Circulars"), Secretarial Standard - 2 on General Meetings issued by the Institute of Company Secretaries of India and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the Company has completed dispatch of Notice of Postal Ballot ("Notice") dated February 7, 2024 on Wednesday, February 28, 2024, to the members whose name appear on the Register of Members / List of Beneficial Owners in respect of fully paid-up shares and partly paid-up shares as on Friday, February 23, 2024 ("Cut-off Date") through electronic mail to the members whose Email ID(s) are registered with the depository participants on Cut-Off Date for seeking consent by voting through electronic means in respect of below special businesses:

Sr. No.	Particulars	Resolution required
1.	To approve revision in remuneration of Mr. Stanley Johnson Panacherry (DIN: 08914900), Executive Director of the Company w.e.f April 1, 2023	Special Resolution
2.	To approve revision in remuneration of Mr. Vinayak R. Goyal (DIN: 09199173), Executive Director of the Company w.e.f April 1, 2023	Special Resolution
3.	To approve re-appointment of Mr. Stanley Johnson Panacherry (DIN: 08914900) as an Executive Director of the Company	Special Resolution
4.	To approve re-appointment of Mr. Vinayak R. Goyal (DIN: 09199173) as an Executive Director of the Company	Special Resolution
5.	To approve re-appointment of Mr. Kiran B. Goyal (related party), as a Consultant (Software & Technology), holding office or place of profit	Ordinary Resolution
6.	To approve amendments to 'AGS Employee Stock Option Scheme 2015' ('ESOS 2015') as follows: (i) Increase the number of stock options ("options") allocated towards ESOS 2015 by 3,000,000 options from 3,416,000 options to 6,416,000 options; and (ii) Modify the manner of determination of the exercise price for options to be granted under ESOS 2015	Special Resolution
7.	To approve partial modification to grant loan to AGSTTL Employee Welfare Trust under the Employee Stock Option Scheme 2012 ("ESOS 2012") and AGS Employee Stock Option Scheme 2015 ("ESOS 2015") to fund the subscription of equity shares	Special Resolution

The Company has engaged the services of Link Intime India Private Limited ("Link Intime"/"RTA"), the Company's Registrar and Share Transfer Agent to provide the e-voting facility to all its members. Members are requested to carefully read the instructions given in the Notice.

The Board of Directors has appointed Ms. Manisha Maheshwari (Membership No.: A30224), failing her, Mr. S.N. Bhandari (Membership No.: F761), Partners of M/s. Bhandari & Associates, Practicing Company Secretaries as Scrutinizers for conducting the postal ballot through e-voting process in fair and transparent manner.

The members of the Company are also hereby informed and requested to note that:

- The businesses as set out in the aforesaid Notice are to be transacted by the members through Postal Ballot through e-voting process. The Company is providing facility for voting through e-voting platform of Link Intime India Private Limited. The necessary instructions for e-voting have been set out in the said Notice.
- The Notice can also be downloaded from the Company's website at [www.agsindia.com](http://www.agsindia.com) or from the website of Link Intime at <https://instavote.linkintime.co.in>. The said Notice 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](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) respectively. In accordance with aforementioned MCA circulars, the Company will not be sending physical copies of the Notice or pre-paid business reply envelope to the Members.
- Members can vote only through e-voting.
- Voting Rights shall be reckoned on the paid-up value of equity shares registered in the name of the Members as on the Cut-off date. A person who is not a Member as on the Cut-off Date should treat the Notice for information purposes only.
- The e-voting period is as follows:

Commencement of e-voting	From 9:00 am (IST) on Thursday, February 29, 2024
Conclusion of e-voting	Till 5:00 pm (IST) on Friday, March 29, 2024

Members are requested to note that the e-voting shall not be allowed beyond 5:00 p.m. (IST) on Friday, March 29, 2024 and the facility shall be disabled by Link Intime thereafter. Once vote on a resolution is cast, the Member will not be able to change it subsequently.

6. Members who have not registered their e-mail address and, therefore, are not able to receive the Notice may temporarily get their email address and mobile number registered with Link Intime by sending an email to [rm.helpdesk@linkintime.co.in](mailto:rm.helpdesk@linkintime.co.in)

The results of the Postal Ballot shall be announced not later than 2 working days from the conclusion of e-voting i.e. on or before Tuesday, April 2, 2024 and the same along with the Scrutinizer's Report will also be displayed on the website of the Company at [www.agsindia.com](http://www.agsindia.com), on the website of Link Intime at <https://instavote.linkintime.co.in> and shall also be displayed at the Registered Office as well as Corporate Office of the Company while simultaneously being communicated to the Stock Exchanges where the equity shares of the Company are listed.

In case of any queries/issues, you may refer to Frequently Asked Questions ("FAQs") and InstaVote e-voting manual available at <https://instavote.linkintime.co.in>, under Help section or send an email to [enotices@linkintime.co.in](mailto:enotices@linkintime.co.in) or contact on: Tel: 022-4918 6000. Alternatively, a Member may write to the Company at [companysecretary@agsindia.com](mailto:companysecretary@agsindia.com). In case of any grievances connected with e-voting, members may kindly contact Mr. Rajiv Ranjan- Assistant Vice President, Link Intime India Private Limited, C-101, 247 Park, L.B.S. Marg, Vikhroli (W), Mumbai - 400083 at [enotices@linkintime.co.in](mailto:enotices@linkintime.co.in) or 022-4918 6000.

For AGS Transact Technologies Limited

Sd/-

Place: Mumbai

Date: February 29, 2024

Sneha Kadam  
Company Secretary and Compliance Officer

THE FREE PRESS JOURNAL

MUMBAI | THURSDAY | FEBRUARY 29, 2024

II-3

PUBLIC NOTICE

Notice is Herby Given That1) MR. NAVINCHANDRA N. SHAH, 2) MR. HARILAL H. GADA and 3) MR. VADILAL DEDHIA ("Owners") are seized and possessed of and/or otherwise well and sufficiently entitled to the under mentioned Commercial Premises.

The Owners have agreed to sell, transfer and assign the under mentioned Commercial Premises and all the rights, title, interests, benefits, shares etc. in respect thereof to my clients/. Any person/entity having any claim/objection in respect of the under mentioned Commercial Premises or any portion or part thereof including claim/objection as and by way of sale, exchange, mortgage, gift, lien, trust, lease, possession, inheritance, easement, license or otherwise howsoever are hereby required to make the same known in writing along with certified true copy of supporting documents to the undersigned at the address mentioned below within 15 days from the publication hereof, otherwise, the same, if any, will be considered as waived and the transaction between the Promoter and my client/s in respect of the under mentioned Commercial Premises shall be completed.

The Schedule of Property : Commercial Premises being Shop No. G-52, admeasuring about 20.96 sq.mtrs. carpet area on the Ground floor in the building known as Milan Garment Hub of the society known as Milan Garment Hub Premises Co-operative Society Limited standing, lying and being on a plot of land bearing Final Plot No. 30-A of TPS-VI of Santacruz corresponding to C.T.S. No. 1629 of Village Vile Parle (West) situated at Subway Road, Santacruz (West), Mumbai-400054.

Dated this 29th day of February, 2024

For KJ Legal  
Sd/-  
Proprietor  
Advocates and Advisors  
Plot No. 569, Nina Vihar  
C.H.S.L., Unit no. 5, 1st Floor,  
5th Road, Khar (West),  
Mumbai-400052.  
M : 9892990294

Public Notice

Notice is hereby given that Mr. Ganesh Vasant Mhatre and others are the joint owners of land bearing Survey No. 127, Hissa No. 1, Area 0-12-40 (H-R-Sq. Mtrs), P. K. 0-00-20 (H-R-Sq. Mtrs), Total Area 0-12-60 (H-R-Sq. Mtrs) Assessment Rs. 2.08 Rs. Ps., being, lying and situate at village Pimpalner, Taluka Bhiwandi, Dist. Thane. My Clients intend to purchase an Area of 0-04-20 (H-R-Sq. Mtrs.) out of the total area of above mentioned land from its above mentioned owners and have instructed me to investigate the title of said land to the said owners.

All Persons having any claim, right, title or interest in the said property by way of sale, mortgage, charge, lien, gift, use, trust, possession, inheritance or what so ever are hereby requested to make the same known in writing with supportive proofs to the undersigned at our below mentioned office address, within 14 days from the date hereof, otherwise the investigation and the said purchase transaction shall be completed by our client without any reference to such claim/s and the same if any shall be considered as waived.

Signature/-

Office Address: - 1)Gala No. 1, First Flr, Suresh Smruti Bldg.

Adv. Ganesh K. Kathe

B.A., L.L.B., M.B.A. (9822102435)

Beside Kharbao Police Chowky, Kharbao, Tal. Bhiwandi, Dist. Thane.

2)Shop No. 96, 2<sup>nd</sup> Flr, Haridhara Complex, Anjur Phata, Bhiwandi - 421302. Dist. Thane

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