

January 24<sup>th</sup>, 2024

To,  
BSE Limited Listing Department  
P.J. Towers, 1st Floor, Dalal Street,  
Fort, Mumbai -400 001.

**Scrip Code: 543539**

Sub: Newspaper Advertisement -Disclosure under Regulation 30 of SEBI (LODR) Regulations, 2015 (Listing Regulations')

Dear Sir / Madam,

Pursuant to Regulation 30 of Listing Regulations, we are enclosing herewith the Newspaper cuttings of Public Notice intimating shareholders about the Extra Ordinary General Meeting published on Wednesday, January 24<sup>th</sup>, 2024 in the following newspaper:

1. Free Press Journal, English Newspaper
2. Navshakti, Marathi Newspaper

This is for your information and records.

Thanking you.

Yours Faithfully,

For Modi's Navnirman Limited



Mrs. Nishi Modi  
Company Secretary & Compliance Officer  
ACS: 68212



PUBLIC NOTICE Table with columns: Sr. No., Name of Tenant/s, Name of Occupant/s, Floor, Shop/Room. Includes Ground Floor, First Floor, Second Floor, Third Floor, and Fourth Floor details.

PUBLIC NOTICE Notice regarding loss certificate(s) of ULTRATEC CEMENT LIMITED, Regd. Office 'B' Wing, 2nd Floor, Ahura Centre, Mahakali Caves Road, Andheri (E), Mumbai-400093.

TO WHOMSOEVER IT MAY CONCERN Notice is hereby given on behalf of our client Mrs. Chandrakanta Chamnal Oberoi ('our Client') that Powers of Attorney and Memorandums of Understanding, if any, executed by our Client expressly or impliedly to do all acts, deeds, intents and purposes in favour of Mr. Tripat Chamnal Oberoi stands withdrawn, revoked, canceled and/or terminated absolutely and completely with effect from 15th January 2024.

PUBLIC NOTICE NOTICE IS HEREBY given under the instructions of my client that my client is in the process of purchasing the property described in the Schedule below ('said Property'), free from all encumbrances, claims and demands, and I am therefore investigating the title of Mrs. Rajyashree Jaiprakash Kagal, CDR Mr. Sidharth Gajanan Kulkarni and Mr. Hrishikesh Madhav Kamat to the said Property.

SCHEDULE ABOVE REFERRED TO ALL THAT PIECE OR PARCEL OF LAND measuring 1,144.60 square metres bearing Plot No. 195 of Suburban Scheme No. III of Chembur and bearing CTS No. 1084, 1084/1 of 4 of village Chembur along with the building named 'Parvati House' having ground and two upper floors standing thereon out of which few premises are occupied by monthly tenants, which property is situate lying and being at D. K. Sandu Marg, Chembur in Greater Mumbai, within the Registration District and Sub-District of Mumbai Suburban and which is bounded as follows:

WILL NO. 1013 OF 2023 IN THE HIGH COURT OF JUDICATURE AT BOMBAY TESTAMENTARY AND INTTESTATE JURISDICTION PETITION NO. 2422 OF 2023 Petition for Probate of the Last Will and Testament of Sharda Manilal Dodia, alias Sharda M. Dodia, Hindu, Indian Inhabitant of Mumbai, a Widow, a home maker, who was residing at the time of her death at Himai Nivas, Plot No. 209, Flat No. 2, Ground Floor, Rafi Ahmed Kidwai Road, Opp. Wadala Railway Station (West), Mumbai 400 031.

SYMBOLIC POSSESSION NOTICE

ICICI Home Finance Registered office: ICICI Bank Towers, Bandra-Kurla Complex, (Bandra (East), Mumbai- 400051) Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059 Branch Office: 1st Floor, Office No. 23, 24, 25, Satara City Business Center, S No 283/1, A, Final Plot No.-29, Sub Plot No.-1, Radika Road, Karanje Tarf Satara- 415002

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 Capri Global Housing Finance Limited (CGHFL) 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(12) 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(s)'), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. Notice is hereby given, once again, to the said Borrower(s) to pay to CGHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) 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 Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CGHFL by the said Borrower(s) respectively.

Table with columns: Sr. No., Name of the Borrower(s)/ Co-borrower/ Loan Account Number, Description of property/ Date of Possession, Date of Demand Notice/ Amount in Demand Notice (Rs.), Name of Branch. Includes details for Shridatta Arun Mahamuni and Shridatta Arun Mahamuni.

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 Capri Global Housing Finance Limited (CGHFL) 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(12) 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(s)'), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. Notice is hereby given, once again, to the said Borrower(s) to pay to CGHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) 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 Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CGHFL by the said Borrower(s) respectively.

DEMAND NOTICE

Table with columns: S. No., Name of the Borrower(s)/ Guarantor(s), Demand Notice Date and Amount, Description of secured asset (immovable property). Includes details for Loan Account No. LNCGCAKPTL000009027 Akola Branch, Loan Account No. LNMFPUN00012551 Pimpri Chinchwad Branch, and Loan Account No. LNLBHA000008366 Bhandara Branch.

If the said Borrowers shall fail to make payment to CGHFL as aforesaid, CGHFL 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 CGHFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules shall be deemed to be liable for imprisonment and/or penalty as provided under the Act.

Indian Overseas Bank Mumbai - Dahisar Branch Address : Universal High School, Ashok Van, Shiv Vallabh Road, Dahisar East, Mumbai-400068 (Phone No. : 022-28961854 & Email id : iob3402@iob.in)

Table with columns: Name of the Borrowers/Mortgagors/Guarantors with address, Total outstanding as on 23.01.2024, Description of Secured Assets, Date of Demand Notice. Includes details for Mr. Rajiv Kumar Gulati.

Possession Notice (For Immovable Property) Rule 8(1) Whereas, the undersigned being the Authorized Officer of IFL Home Finance Limited (Formerly known as India Inflow Housing Finance Ltd.) (IFL-HFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, a Demand Notice was issued by the Authorized Officer of the company to the Borrower/Co-Borrowers mentioned herein below 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 under Section 13(4) of the said Act. The Borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property with the charge of IFL HFL for an amount as mentioned herein under with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower dears the dues of the 'IFL HFL' together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by 'IFL HFL' and no further step shall be taken by 'IFL HFL' for transferring or sale of the secured assets.

पनवेल महानगरपालिका, पनवेल निविदा सूचना क्र. पम्पा/सा.बां.(उद्यान)/५६२३/प्र.क्र.०१/४५/२०२४ दिनांक: २३/०१/२०२४

पनवेल महानगरपालिका, पनवेल सही / (डॉ. प्रशांत रसाळ) अतिरिक्त आयुक्त - पनवेल महानगरपालिका, पनवेल

SBI भारतीय स्टेट बैंक Retail Asset Centralised Processing Centre Thane Dosti Pinnacle, Gala No. 3, Plot E7, Road No. 22, Wagle Industrial Estate, Circle No. 22, Thane (W) 400 604. Email : rasec.thane@sbi.co.in [Rule 8(1)] POSSESSION NOTICE [For Immovable Property] Whereas, the undersigned being the Authorised Officer of the State Bank of India under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to borrowers to repay the amounts mentioned in the notice with further interest as mentioned below, within 60 days from the receipt of the said notice.

Table with columns: Sr. No., Name of the Borrower & Loan Account No., Date of (13/2) Notice and Amount, Description of properties. Includes details for Mr. Anil Kumar Singh and Mrs. Reesha Shaikh.

MUMBAI SLUM IMPROVEMENT BOARD A REGIONAL UNIT OF (MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY) Tel. No. 022-66405432, E-mail - eewest.msib@mhada.gov.in

Table with columns: Sr. No., Stage Dese., Date of time period, Sr. No., Stage Dese., Date of time period. Includes details for Documents sale start and Technical bid opening.

MODI'S NAVNIRMAN LIMITED Regd. Office: Shop No. 1, Rashmi Heights, M.G. Road, Kandivali (west), Mumbai - 400067 | Tel No. : +91 9819989100 Website : www.modisnirman.com | Email : info@modisnirman.com

NOTICE OF EXTRAORDINARY GENERAL MEETING ('EGM') This EGM is hereby given that the Extraordinary General Meeting ('EGM') of the members of Modi's Navnirman Limited ('the Company') will be held on Friday, 16th February, 2024 at 11.00 am (IST) at the registered office of the Company at Shop No.1, Rashmi Heights M.G. Road, Kandivali West, Mumbai, Maharashtra, India, 400067 to transact the business(es) set forth in the Notice of EGM.

All the members are informed that: I. The Special Business as set out in the Notice of the EGM will be transacted through voting by electronic means; II. the remote a-voting shall commence on Monday, February 12th, 2024 at 9.00 am (IST); III. the remote a-voting shall end on Thursday, February 15th, 2024 at 5.00 pm (IST); IV. the cut-off date for determining the eligibility to vote by electronic means or at the EGM is Friday, February 09th, 2024;

Bank of Baroda Dr. Annie Besant Rd, Worli Naka Branch : Tulsī Vihar, Dr. Annie Besant Road, Worli Naka, Mumbai - 400 018. Tel. : +91 (022) 2491 2676 / 2493 2733 / E-mail: dbworl@bankofbaroda.co.in. Web: www.bankofbaroda.in

NOTICE TO BORROWER / GUARANTOR (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)

Ref No. B0B/DB/Worl/118/2023-24 Date: 10.01.2024 Place: Mumbai To Mr. Vijayshankar Mishral Yadav, Flat No. 801, 8th Floor, Building No. 3, A Type Known as 'Sahakar Residency' Situated at S No 346,347 H No 1, Village Juchandra, Beside 7 square Academy, Naigaon, Tq Vasai, Dist Palghar 401 208.

Re: Credit facilities with our Dr. Annie Besant Road, Worli Naka Branch 1. We refer to letter no. WRL/SBM/GVS/13/2018-19 dated 24.05.2018 conveying sanction of credit facility and the terms of sanction.

Table with columns: Nature and type of facility, Limit (Rs.) in lakhs, Rate of Interest, O/s as on 30.12.2023. Includes details for Term Loan and Traders Loan.

Security agreement with brief description of securities (please mention the details of security agreements and details of mortgaged property including total area and boundaries): Details of Property: Commercial Property : Shop No. 107, 1st Floor, Building Type 'B' Known as B-1 & B-2 Wing, Nankar City Phase I, Part I, Building Known as Navkar City, S N 332 & 333, Hissa No. 1,3,4,7,8,1,2 dist Palghar, tq Vasai 401 208

2. As you are aware, you have committed defaults in payment of interest on above loans/ outstanding for the quarter ended 30.12.2023. You have also defaulted in payment of instalments of term loan/demand loans/inland bills which have fallen due for payment on 30.09.2023 and thereafter. 4. Consequently upon the defaults committed by you, your loan account has been classified as non-performing asset on 29.12.2023 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.

