

Date : 11th December, 2023

То	То	٦
BSE Limited	The National Stock Exchange of India	
Phiroz Jeejibhoy Towers	Exchange Plaza, 5 th Floor, Plot No. C/1	
Dalal Street, Fort,	G Block, Bandra Kurla Complex,	
Mumbai 400 001	Bandra East, Mumbai 400 051	
Scrip Code : 523628	Scrip Symbol : PODDARHOUS	

Subject : Published AGM Notice for 2023

Dear Sir / Madam

Attached herewith please find the Notice of the 41st Annual General Meeting of the members of the Company published in Free Press Journal and Navshakti newspapers on Sunday, 10th December, 2023.

As per the Notice, the 41st Annual General Meeting of the members of the Company is scheduled to be held on Saturday, 30th December, 2023 at 03. 00 p m through Video Conferencing or any other Audio Visual Means.

The said notice has been mailed to the members of the Company and uploaded on the portal of BSE and NSE and on the website of the Company.

You are requested to take the above on record and acknowledge receipt.

Thanking You, Yours faithfully

For Poddar Housing and Development Limited

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Haroon Mansuri Company Secretary

Encl : a/a



Corporate Office : Poddar Group Building, Mathuradas Mill Compound, 126, N. M. Joshi Marg, Lower Parel (W), Mumbai - 400 013, India. Tel: 022 6616 4444 | www.poddarhousing.com | CIN - L51909MH1982PLC143066

DESCRIPTION OF PROPERTY e fully paid up shares of Rs.50/- each Lands End Co-operative Housing ciety Limited bearing Distinctive Nos. 1 to 375 (both inclusive) under Share tificate No.75 with right to use, enjoy, cupy and possess the residential Flat	2	Palghar	Vasai	Virar	265/1/1 Bh. No./11	Private	Non- Agriculture	0.0011	Ranjana Harishchandra Mi Harishchandra Mhatre, N Mhatre, Ranjana Pandharir Jayanti Narayan Chaudha Govind Mhatre, Rajani Rames Hemlata Vinay Raut, Hem Mhatre, Nilesh Rames Umesh Ramesh Mhatre Pandurang Mhatre, Vijay Mhatre	likita Abhay nath Thakur rl, Dinanath car Govind h Mhatre, ant Ramesh h Mhatre, e, Jagdish Nandan
. 22-A, admeasuring 1676.038 sq. ft. pet area, on the 22nd floor alongwith	3	Paighar	Vasai	Virar	268/2/A	Private	Unauthorized Construction	0.0143	Aashish Krushna Chau	dhari
touble closed garage bearing nos. C8 C9 admeasuring approximately 5.314 sq. ft. situated on the ground or of the building known as "Lands d Apartment" belonging to Lands End	4	Palghar	Vasai	Virar j	↓ 268/2/B	Private	Agriculture (Barren)	0.0084	Madhusudan Jayram Cha Krushna Chaudhari, Niran Chaudhari, Vaishali Vinay Chetan Vartak, Aashis Chaudhari, Harshad Chaudhari, Anuja Atul Saw	jan Krushna Patil, Swati h Krushna Aatmaram
-operative Housing Society Limited, ich building stands on the land aring C.S. No.194 and 196 of Malabar	5	Paighar	Vasai	Virar	268/1	Private	Agriculture (Barren)	0.0017	Aashish Krushna Chau	
d Cumballa Hill division in the City of imbai and Registration Sub-District of imbai.	6	Palghar	Vasai	Kopari	8	Private	Non- Agriculture	0.0430	Rakesh Kumar K. Wadhaw M/s. Privilege Power and Ir Pvt. Ltd.	
ed this 9th day of December, 2023 Ila & Mulla and Craigle Blunt & Caroe Sd/- Mr. H. N. Vakil	Ins	ubstance c	of Section	20 (F), s	ub-section (4)	of Railway.	Act 1989 (24 o	ve Gazette No of 1989), the in	[F.No. WNC 335/1 aar Singh, Chief Engineer (Co otification No.4937 dated 0 terested persons are hereby in	nstruction)- I 04-12-2023 nformed that
Partner Advocates for the Purchaser Mulia House, 51, M.G.Road, Fort, Mumbai – 400 001	the Offi	/ may subr cer, Vasai,	mit their o Killa Bur	claim in w ider Roac is Notifica	riting either in 1, Malonde, Va tion No. 4937 c	person or l sal, Ta. Vas lated 04-12	by legal practi ai, Palghar Di 2-2023 in news	oner to the Co istrict Pin 401 spaper.	ompetent Authority, namely Su 201 (Maharashtra) within 30 d nar Singh, Chief Engineer (Co tern Railway, Churchgate, Mu	ub Divisional ays from the
10/12/2013		- 50	τ			Jan			tern Railway, Churchgate, Mu	imbal
PODDAR HOUSING A Registered Offi Mathurdas Mill Compou	ce : Un ind, Lov	it No. 3-5, № ver Parel (V	Veeru Silk Vest), Mur	Mills,)13		EISS ASSE	T RECON	STRUCTION COMPAN 2007PLC174759	a second second
	1909M	022 6616 4 H2982PLC .com Web	143066		レイは	ler Section	13(2) of the rent of Securi	Securitisation ity interest Ac	ouse, Off CST Road, Kalina, Mu and Reconstruction of Fina t, 2002, ("the Act") read with	ncial Assets
TICE is hereby given that the 41 st Annual Ge ddar Housing and Development Limited will	neral N	leeting ("A	GM") of th	e Membe	ers of That		nentioned hereir	n below has as	nforcement) Rules 2002. signed the financial assets to Ed n its own/in its capacity as trustee o	leiweiss Asset
12.00 p.m. through Midoo Conference (") (C"	N LOH	and an abalance	escel (el conser							
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वना – तारण मत्तेच्या विक्रीसाठी निविदा ई– लिलाव [नियम ८(६) चे तरतुदीकडे पहा]

स्थावर मिळकतीच्या विक्रीकरिता सूचना

यनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट कायदा २००२ सह नियम लिलाव विक्री सूचना.

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२०४, १२वा मजला, बी विंग, वेरार अव्हेन्यू डी १ ए आणि बी प्रियल व्हिलेज डोंगरे, ता. वसई, चम), जि. पालघर– ४०१३०३. क्षेत्र- ३९.८१ चौरस मीटर	्र ४४,४६,१३०/- (दि. नोव्हेंबर २९, २०२३ पर्यंत)	₹ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	जानेवारी ०१, २०२४ संकाळी ११:०० ते दुपारी ०२:०० पर्यंत	जानेवारी १९, २०२४ सकाळी ११:०० पासून

Link- https://disposalhub.com) मे. नेक्सझेन सोल्यूशन्स प्रायव्हेट लिमिटेड या रण्यात येईल, तारणदार/नोटीसी यांना दि. जानेवारी १८, २०२४ रोजी सकाळी ०५.०० ासह रक्कम परतफेड करण्याची संधी देण्यात येत आहे. अन्यथा सदर तारण मालमत्तावरील

आयसीआयसीआय बँक लिमिटेड, लेवल ३-५, ७४ टेक्नो पार्क, सीप्झ गेट क्रमांक ०२ ४०००९३ यांचेकडे डीमांड ड्राफ्ट (डीडी) (कॉलम ई पहा) दि. जानेवारी १८, २०२४ रोजी भाणि त्यानंतर त्यांनी त्यांचा प्रस्ताव फक्त वर नमूद वेबसाईटमार्फत **दि. जानेवारी १८, २०२४** या पैसे भरल्याच्या प्राव्यासाठी बँक पोचसह– डीडीची स्कॅन केलेल्या ईमेजसह सादर करणे । बोलीदारांना वेबसाईटमार्फत त्यांचे प्रस्ताव सादर करणे शक्य नसल्यास, स्वाक्षरीकृत निविदा मिटेड, लेवल ३-५, ७४ टेक्नो पार्क, सीप्झ गेट क्रमांक ०२ समोर, मरोल एमआयडीसी, मिटड, लवल ३-५, ७४ टक्ना पीक, साख गेट कमाक ठर, सभार, मराल एनजायकसा, बारी १८, २०२४ रोजी संध्याकाळी ५.०० वाजणेपूर्वी सांदर करता येतील. बयाणा रक्कम ''आयसीआयरीआयर्बेक लिमिटेड'' यांच्या नावे मुंबई येथे देय सादर करावा. किंवा निविदा सादर करण्याशी संबंधित कोणत्याही खुलाशाकरिता कृपया संपर्क ८०३१/८४५४०८९३५३/ ९००४३९२४१६ वर संपर्क करा. नेक्सझेन सोल्यूशन्स प्रायव्हेट लिमिटेड, २, ऑजीओ ॲसेट मॅनेजमेंट प्रायव्हेट लिमिटेड,

तदर मालमत्तेच्या विक्री सुविधेसाठी नेमण्यात आले आहे. ली स्विकारणे किंवा नाकारणेचा अधिकार प्राधिकृत अधिकान्यांकडे राखीव आहे.

ग, www.icicibank.com/n4p4s

प्राधिकृत अधिकारी आयसीआयसीआय बँक लिमिटेड

सहकारमुर्ती गोपीनाथ शिवराम पाटील भवन पारसिक नगर, कळवा, ठाणे-४००६०५, महाराष्ट्र. री बॅंक लि. फोन नं.-०२२-२५४५६५००/६५३७ मागणी नोटीस रजि./पोष्ट/एडी

शन ऑफ फायनान्शिअल ॲसेट्स ॲण्ड एन्फोर्समेंट ऑफ सेक्युरिटी इंटरेस्ट Fट २००२ च्या कलम १३ (२) अन्वये सुचना

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विन कणेरी पद्मानगर, दिपिका बारजवळ, भिवंडी, ठाणे - ४२१३०२.

। मानसरोवर सोसायटी, वरलदेवी रोड, भिवंडी-४२१३०२.

क असा उल्लेख) जीची शाखा भिवंडी येथे असुन त्यांनी वरील क्र.१ यांना दि.०७/०२/२०१८ च्या र्तीवर रु. २५,००,०००/-(रु. पंचवीस लाख मात्र) टर्म कर्ज मंजूर केले आणि आम्ही आमच्याव्दारे पुरुन त्या अंतर्गत थकीत रकमेचा तपशिल खाली देत आहोत.

विधेचा प्रकार	मंजूर मर्यादा	थकबाकी रक्कम	दि. ३०/११/२०२३
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तर्गत खालील मालमत्ता तारणाने सुरक्षित केल्या आहेत. शल)

शनरी २) घर नं. १०२४, एकूण २०० चौ.यार्ड समतुल्य १८०० चौ.फुट, सर्व्हे नं. २४, हिस्सा नं. री, नोंदणी उपजिल्हा भिवंडी, जि. ठाणे श्री. वेंकटेश यादगिरी सब्बानी यांच्या मालकीचे. ३) फ्लॅट समतुल्य ५८.०८ मी. कार्पेट, ओपन टेरेस एरीया ४० चौ.फुट बिल्डींग नं. बी-२, जय मानसरोवर सर्व्हे नं. १५, हिस्सा नं. १, (पार्ट) व सर्व्हे नं. २२, फेणे गाव, तालुका व नोंदणी उपजिल्हा भिवंडी, णि सौ. वनिता वेकटेश सब्बानी यांच्या मालकीचे. ४) बिगर शेत जमिन सर्व्हे न. २४, हिस्सा न. ता. व नोंदणी उपजिल्हा भिवंडी, जि. ठाणे १५० चौ.यार्ड समतुल्य १२५.४६ चौ.मी. त्यावरील घराचे वन कणेरी, एकण १३५० चौ.फट, सौ. वनिता वेंकटेश सब्बानी यांच्या मालकीचे

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। वेबसाईट: poddarhousing.com

याद्वारे सूचना देण्यात येते की, पोद्दार हाऊसिंग अँड डेव्हलपमेंट लिमिटेडच्या सभासदांची ४१ वी वार्षिक भावत पुरमा देपना भाषा, गर्भा के जानक सर्वसाधारण समा ('एवीएस') शतिनार, ३० डिसेंबर, २०२३ रोजी दु. ०३,००० वा. व्हिडिओ कॉन्फरन्स (''ब्हिसी'')/अदर ऑडिओ व्हिज्युअल मिन्स (''ओएव्हीएम'') मार्फत एजीएम निमंत्रणाच्या सूचनेत मांडलेले कामकाज करण्यासाठी होईल, कंपनीने कंपनी अधिनियम, २०१३ ानमत्रणाच्या सूचनत माइलल कामकोज करप्यासाठा हाश्त. कंपनीन कंपनी आधीनवम, २०१३ ('आधिनियम') च्या प्रयोज्य तत्तुदी आणि त्याअंतर्गत बनवलेले नियम सहवाचता निगम व्यवहार मंत्रालयाने (''एमसीए') जारी केलेले ०५ मे, २०१२ चे जनरल सर्म्युलरा फ्र. २/२०२२ आणि संबंधित जनरल सर्वयुलर्त तसेच सिक्युरिटीज अँड एक्सचेंज बोर्ड ऑफ इंडिया (''सेबी'') ने जारी केलेले ०५ मे, २०२२ दिनांकित सर्व्युलर क्र. सेबी/एचओ/सीएफडी/सीएमडी/रसिप्यड्यार/पी/२०२२/६१ त्यासह ह्या बाबतीत एमसीए आणि/किंवा सेबीने जारी केलेली अन्य कोणतीही प्रयोज्य सर्क्युलर्स यांच्या अनुपालनांत ज्यांचे ई-मेल ॲंड्रेसेस डीपी/आरटीएकडे नोंदवले असतील अशा कंपनीच्या सभासदांना इलेक्ट्रॉनिक स्वरूपात (डिसेंबर, २०२३ रोजी ४१ व्या एजीएम निमंत्रणाच्या सूचनेसह वार्षिक अहवाल पाठवला आहे. सभासद फक्त व्हीसी/ओएव्हीएम सुविधेमार्फत एजीएमला हजर राहन सहभागी होऊ जनतात

भागभाम ब्हौसी/ओएब्हीएम मार्फत एजीएममध्ये सामील होण्यासाठीचे निर्देश आणि इलेक्ट्रॉनिक माध्यमातून मतदानाची प्रक्रिया आणि पध्दत एजीएमच्या सूचनेत दिली आहे. ४१ वी एजीएम निमंत्रणाच्या सूचनेसह वार्षिक अहवाल कंपनीची वेबसाईट <u>poddarhousing.com/agm_egm_notice.php</u> वर आणि

यात्र अध्यात जनाव जन्मात्र <u>प्रयात्र प्रयात्र कार्यक्रा क्या का स्वार्थ्य का स्वार्थ्य का स्वार्थ्य कार्यक्रा का स्वार्थ्य आहे.</u> आरटीएची बेबसाईट म्हणजेच https://instavole.intime.co.in वर उपलच्घ आहे. चया दार्तु दी स्वार्य देखील देण्यात येते की, कंपनी अधिनियम, २०१३ (''अधिनियम'') च्या कलम ९१ च्या तरतुदी आणि त्या अंतर्गत बनवलेले प्रयोज्य नियम यास अनुसरून कंपनीच्या ४१ व्या एजीएमच्या कारणास्तव कंपनीच्या सुभासदांची नोंदवही आणि भाग हस्तांतरण पुस्तके श्रीनिजार, २३ डिसेंबर, २०२३ पासून शनिवार, ३० डिसेंबर, २०२३ पर्यंत (दोन्ही दिवस धरून) बंद राहतील.

अधिनियमाच्या कलम १०८ च्या तरतदी आणि सुधारित कंपन्यांचे (व्यवस्थापन आणि प्रशासन) नियम, २०१४ चा नियम २० आणि सिक्युरिटीज अँड एक्सचेंज कोर्ड ऑफ इंडिया (लिस्टींग ऑब्लीगेशन्स अँड रिप्रेच प्रित्ता रिक्वायरमेंट्स) रेखुलेशन्स, २०१५ च्या रेखुलेशन ४४ ला अनुसरून समासदांना इन्स्टाव्होट इत्त्टरफॉर्म मार्फत लिंक इनटाईमने पुरवलेल्या इलेक्ट्रॉनिक व्होटींग सिस्टीमचा वापर करून ४१ व्या एजीएम निमंत्रणाच्या सूचनेत मांडलेल्या सर्व ठरावांवर त्यांची मते देण्याची सुविधा ('ई-व्होटींग') पुरवण्यात आली आहे. समासदांचे मतदान अधिकार शुक्रवार, २२ डिसेंबर, २०२३ (''कट-ऑफ डेट'') रोजीस कंपनीच्या भरणा झालेल्या समभाग भाडवलात त्यांनी धारण केलेल्या समभागांच्या प्रमाणात असतील.

प्रमाणात अल्ताल. रिमोट ई-व्होटींग कालावधीची सुरूवात बुधवार, २७ डिसेंब, २०२३ रोजी स. ९.०० चा. होईल आणि शुक्रवार, २९ डिसेंबर, २०२३ रोजी सं. ५.०० चा. संपेल. ह्या कालावधीत, समासद इलेक्ट्रॉनिक पध्दतीने त्यांचे मत देऊ शकतात. त्यानंतर रिमोट ई-व्होटींग मॉड्युल निष्क्रिय केले जाईल. असे सभासद, जे व्हीसी/ओएव्हीएम मार्फत एजीएममध्ये हजर असतील व ज्यांनी रिमोट ई-व्होटींगमार्फत ठरावांवर त्यांची मते दिली नसतील आणि त्यांना तसे करण्यास मनाई केली नसेल ते एजीएममध्ये ई-व्होटींग सिस्टीममार्फत मत देण्यास पात्र असतील

ज्या सभासदानी एजीएम पूर्वी रिमोट ई-व्होटींगने त्यांची मते दिली असतील ते सुध्दा व्हीसी/ओएव्हीएम मार्फत एजीएमला हजर/सहभागी होऊ शकतात परंतु ते पुन्हा त्यांजी मते देण्यास हक्कदात स्वतील जा मार्फत एजीएमला हजर/सहभागी होऊ शकतात परंतु ते पुन्हा त्यांजी मते देण्यास हक्कदात स्वतील. जर भागधारात्र/सभासद याना ई-व्होटींग संदर्भात कोणत्याही शंका असतील तर ते हेल्प सेक्शन अंतर्गत https://instavote.linkinintime.co.in वेथे उपलब्ध फ्रिक्वेंटली आस्वड क्वेरचन्स ('एफएक्युज') आणि इन्स्टाव्होट ई-व्होटींग मॅन्युअल पाहू शकतात किंवा instavote@linkinintime.co.in वर एक जातन इत्त्वान्श्वत ३न-१वटान नाखुजरा सद् राज्यामा गणना ॥ष्ठाव,गणवखुणाणमामामास्टित्या व एक ई-मेल पाठवू शकतात किंवा दू: ०२२ ४९१८६००० वर संपर्क साघू शकतात. मागधारक <u>cs.team@poddarhousing.com</u> येथे कोणत्याही चौकशीकरीता कंपनीशी सुघदा संपर्क साधू शकताते.

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पेगासस ॲसेटस् रिकन्स्ट्रवशन प्रायव्हेट लिमिटेड ५५–५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईट, मुंबई–४०० ०११. फोन क्र. : ०२२ ६१८८ ४७००.

ASUS ई--मेल: sys@pegasus-arc.com युआरएल: www.pegasus.arc.con ई लिलाव द्वारे विक्री करिता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एन्फोसेमेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला सह वाचत सिक्युरिटायझेशन अंड रिकन्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अंड एन्फोसेमेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री.

इटरस्ट अक्ट, २००२ आता स्थापा मध्यकाता प्रभाव स्थापा मध्यकाता प्रभाव सर्वसामान्य जनता आणि विशेषकरून कर्जदार, सह नकर्जदार आणि गहाणवटदार यांजा याद्वारे सुचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफेसी ॲक्ट, २००२ च्या तरतुदीअन्वये दिनांक ३१.०३.२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे रत्ना**कर बैंक लि. (आरबीएल)** द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट- 1 (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमवेत कृती करणाऱ्या पागसस ॲसेट्स् रिकन्स्ट्रक्शन प्रायकेट तिसिरेड अशा तारण धनकॉकडे गहाण/प्रभाति आहेत, ज्या सर्व ज्ञात आणि श्वात दायित्वांसह ''वे आहे जेथे आहे'', ''वे आहे जसे आहे'' आणि ''वे काही आहे तेथे आहे'' तत्त्वानेसरफैती ॲक्ट आणि त्यामधील नमूद नियमच्या तरतुदी अन्वचे विकण्यात येणार आहे.

प्राप्तानुरुप्तका अपर आज्य (जाववार) नृद्धा गंथन थ्या प्रयुप्त जनवन विवाध वना प्रयाप्त पेगासंसच्या प्राधिकृत अधिकाऱ्यांनी खालील उद्घेखित तारण मता असलेल्या स्थावर मिळकतीचा सरफैसी ॲक्ट आणि त्यामधील नमूद नियमच्या तरतुदीअन्वये १८.०७.२०२३ रोजी प्रत्यक्ष कब्जा घेतला. लिलावाचा तपशिल खालीलप्रमाणेः

कर्जदार, सहकर्जदार आणि गहाणदारांचे नाव	ए) मे. जी के इंटरनॅशनल (कर्जवर) बी) श्री. ठाकूर मुलानी (सह-कर्जवर) सी) सौ. नीलम ठाकूर मुलानी (सह-कर्जवर)				
तारण मत्ता विक्री करण्याकरीता उर्वरीत धकीत:	१०.०९.२०२१ रोजीस ह. ४,०३,८३,३३५.६१ (रुपये चार करोड तीन लाख व्याऍशी हजार तीनशे पस्तीस आणि पैसे एकसष्ट मात्र) अधिक सांपार्थ्विक दराने व्याज आणि प्रदान आणि चसुलीच्या तारखेवर्यंत ११.०९.२०२१ रोजीपासून त्यावरील परिव्यय, प्रभार आणि खर्च				
स्थावर मिळकतीचे वर्णन	सिळकत मालकीचे आणि गहाण द्वारे: सी. नीलम ठाकूर मुलानी रहिवासीत फ्लॅट क. ३७/बी आणि ३७/सी, १३ वा मजला, डी इमारत, कोनके इंद्रप्रस्थ सीएचएसल नावे, सवौंदय नगर, जैन मंदिर रोड लगत,				