

PODDAR HOUSING AND DEVELOPMENT LIMITED

Registered Office : Unit No. 3-5, Neeru Silk Mills, Mathuradas Mill Compound,
126 N M Joshi Marg, Lower Parel (West), Mumbai 400 013 | Telephone : 022 6616 4444
CIN : L51909MH2982PLC143066

E mail : cs.team@poddarhousing.com | Website : poddarhousing.com

Date : 29th December, 2023

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

Dear Sir / Madam

Enclosed herewith please find the newspaper cuttings for the publication of Postal Ballot Notice in Free Press Journal and Navshakti newspapers on Friday, 29th December, 2023.

As per the Postal Ballot Notice the e-voting period will commence from Saturday, 30th December, 2023 at 09:00 A.M. (IST) and will end on Monday, 29th January, 2023 at 5:00 P.M. (IST).

The full notice has been mailed to the members of the Company and uploaded on the portals 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**

Haroon Mansuri
Company Secretary

Encl : a/a



folia, Phase I, Raigad, 410206, Maharashtra, India Super built up area 549 sq. ft.)	Twenty Lakh Forty Thousand Eight Hundred Fifty Five Only)	Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only)
All that part and parcel of the property bearing Flat No. G-009, Area admeasuring 270 Sq. Ft., Suresh Colony, Virat Nagar, P.P. Marg, Virar V, Thane, 401303, Maharashtra, India Area admeasuring 315 sq. ft.)	Date of Symbolic Possession	Rs. 13,86,000/- (Rupees Thirteen Lakh Eighty Six Thousand Only)
	Total Outstanding As On Date 4-Dec-2023	Earnest Money Deposit (EMD)
	Rs. 13,01,105/- (Rupees Thirteen Lakh One Thousand One Hundred Five Only)	Rs. 1,38,600/- (Rupees One Lakh Thirty Eight Thousand Six Hundred Only)
All that part and parcel of the property bearing Flat No. 805, 8th Floor, admeasuring Carpet Area 386 Sq. Ft., Wing Golden, Valley Sonivali Village, Badlapur West, Mumbai, 21503, Maharashtra, India Area admeasuring 579 sq. ft.)	Date of Symbolic Possession	Rs. 16,97,000/- (Rupees Sixteen Lakh Ninety Seven Thousand Only)
	Total Outstanding As On Date 4-Dec-2023	Earnest Money Deposit (EMD)
	Rs. 18,43,790/- (Rupees Eighteen Lakh Forty Three Thousand Seven Hundred Ninety Only)	Rs. 1,89,700/- (Rupees One Lakh Sixty Nine Thousand Seven Hundred Only)
All that part and parcel of the property bearing Flat No. 908, Carpet Area admeasuring 18.128 Sq. Mtrs., on 9th floor in F-Wing of building known as Jaldan Valley, Sonivali Village, Badlapur West, Thane, Maharashtra, India, 421503 Area admeasuring 410 sq. ft.)	Date of Symbolic Possession	Rs. 11,48,000/- (Rupees Eleven Lakh Forty Eight Thousand Only)
	Total Outstanding As On Date 4-Dec-2023	Earnest Money Deposit (EMD)
	Rs. 13,95,953/- (Rupees Thirteen Lakh Ninety Five Thousand Nine Hundred Fifty Three Only)	Rs. 1,14,800/- (Rupees One Lakh Fourteen Thousand Eight Hundred Only)
All that part and parcel of the property bearing Flat No. 503, Floor No. 5, aramont Enclave Bldg No. 4, Village lalim, Palghar Mahi Station Road alghar West 401404 Area admeasuring (in Sq. Ft.): Property type: Saleable Area, Carpet Area, rea Admeasuring, Property Area: 70.00, 227.00, 342.000	Date of Symbolic Possession	Rs. 10,40,000/- (Rupees Ten Lakh Forty Thousand Only)
	Total Outstanding As On Date 04-Dec-2023	Earnest Money Deposit (EMD)
	Rs. 14,39,918/- (Rupees Fourteen Lakh Thirty Nine Thousand Nine Hundred Eighteen Only)	Rs. 1,04,000/- (Rupees One Lakh Four Thousand Only)
All that part and parcel of the property bearing Flat No. C 201, On Second floor, In Building No. Ec-16, In the Building Known As Lincoln, In Hudson P-op Hsg Soc Ltd, Constructed On Survey No. 100, 101, 107, 108, 109, ilage Manikpur, Teh. Vasai, Palghar, Maharashtra, India, 401203 Area admeasuring (in Sq. Ft.): Property type: Super Built Up Area, Built p Area, Carpet Area, Property rea: 352.00, 312.00, 260.00	Date of Symbolic Possession	Rs. 14,98,000/- (Rupees Fourteen Lakh Ninety Eight Thousand Only)
	Total Outstanding As On Date 04-Dec-2023	Earnest Money Deposit (EMD)
	Rs. 19,11,034/- (Rupees Nineteen Lakh Eleven Thousand Thirty Four Only)	Rs. 1,49,800/- (Rupees One Lakh Forty Nine Thousand Eight Hundred Only)
All that part and parcel of the property bearing Flat No. J-103, area measuring 525 sq. Greenwoods Estate Phase 2, ilage Hedutane, Mdr No.06, Taluka anvel, District Raigad, Panvel, Maharashtra, Pincode: 410208.	Date of Symbolic Possession	Rs. 21,00,000/- (Rupees Twenty One Lakh Only)
	Total Outstanding As On Date 04-Dec-2023	Earnest Money Deposit (EMD)
	Rs. 19,25,881/- (Rupees Nineteen Lakh Twenty Five Thousand Eight Hundred Eighty One Only)	Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only)
All that part and parcel of the property bearing Flat No. bearing B-207, on second floor, Wing B, in Building known as "Datta Residency Phase 1", onstruced on Survey No.64/1B (part) and Survey No 1638 B/1 of ilage-Chinchavali Shekin, Taluka-halapur, Dist-Raigad, Maharashtra dia, 410203. (Area admeasuring 3.72 Sq. meters. Carpet area measuring 236 sq. ft. and Super it up area admeasuring 342 sq. ft.)	Date of Symbolic Possession	Rs. 9,58,000/- (Rupees Nine Lakh Fifty Eight Thousand Only)
	Total Outstanding As On Date 04-Dec-2023	Earnest Money Deposit (EMD)
	Rs. 10,92,287/- (Rupees Ten Lakh Ninety Two Thousand Two Hundred Eighty Seven Only)	Rs. 95,800/- (Rupees Ninety Five Thousand Eight Hundred Only)
All that part and parcel of the property bearing FLAT NO 1406, CARPET REA 350 SQ. FT., SUPER BUILT-PAREA 525 SQ. FT., HAILEY, 14TH LOOR, MOHAN NANO ESTATE, MBERNATH, THANE, AHARASHTRA, INDIA-421501 rea admeasuring 302 sq. ft. and Super Built up area admeasuring 18 sq. ft.)	Date of Symbolic Possession	Rs. 15,77,000/- (Rupees Fifteen Lakh Seventy Seven Thousand Only)
	Total Outstanding As On Date 04-Dec-2023	Earnest Money Deposit (EMD)
	Rs. 20,03,620/- (Rupees Twenty Lakh Three Thousand Six Hundred Twenty Only)	Rs. 1,57,700/- (Rupees One Lakh Fifty Seven Thousand Seven Hundred Only)
EMD Last Date	Date/ Time of E-Auction	
29-Jan-2024 till 5 pm.	31-Jan-2024 1100 hrs.-1300 hrs.	

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 CIN: L51909MH1982PLC143066
 Registered office: Unit No.3-5, Neeru Silk Mills, Mathuradas Mills Compound, 126, N. M. Joshi Marg, Lower Parel (W), Mumbai 400013
 Website: www.poddarhousing.com
 Email: cs.team@poddarhousing.com | Phone: 02266164444

POSTAL BALLOT NOTICE TO THE MEMBERS OF THE COMPANY

Notice is hereby given pursuant to the provisions of Section 108 and 110 and other applicable provisions, if any, of the Companies Act 2013 read with the Rule 22 of Companies (Management and Administration) Rules, 2014, as amended from time to time, SEBI (LODR) Regulations, 2015 and such other applicable laws and regulations and Secretarial Standard-2 on General Meetings (the "SS-2") and in terms of the General Circulars issued by the Ministry of Corporate Affairs, Government of India (the "MCA") in relation hereto including General Circular Nos. 14/2020 dated B/04/2020, 17/2020 dated 13/04/2020, 22/2020 dated 15/06/2020, 32/2020 dated 20/09/2020, 39/2020 dated 31/12/2020, 10/2021 dated 23/06/2021, 20/2021 dated 8/12/2021 and 03/2022 dated 05/05/2022 (the "MCA Circulars") and other applicable laws and regulations, as amended from time to time (including any modification or re-enactment thereof for the time being in force) approval of members of Poddar Housing and Development Limited ("the Company") is being sought for the ordinary resolutions by way of Postal Ballot through remote e-voting process only (remote e-voting) as set out in the Postal Ballot Notice dated December 12, 2023. The Postal Ballot Notice is available on the Company's website www.poddarhousing.com and on the website of the stock exchange where the equity shares of the company are listed i.e., BSE Limited (BSE) www.bseindia.com and NSE Limited (NSE) www.nseindia.com. In compliance with the aforesaid provisions and MCA Circulars, electronic copy of the Postal Ballot Notice ("the Notice") along with the Explanatory Statement have been sent through E-mail to all members who have registered their email IDs with the Depository Participant/Company/Registrar & Share Transfer Agent. The following Special Business are proposed to be passed by the Members through postal ballot:

Sr. No.	Type of resolution	Description of resolutions
1	Ordinary Resolution	Increase in Authorised Share Capital and consequent Alteration to the Capital Clause of the Memorandum of Association
2	Special Resolution	Approval for issue and offer of 9,85,000 equity shares of Rs. 10 each by way of Preferential Issue

All members are hereby informed that

- Date of completion of dispatch of Notice is 27th December, 2023.
- The Notice has been sent by the Company in electronic mode to all members whose email IDs are registered with the Company/ Depository Participant(s) as on 15th December, 2023 ("Cut off date").
- The Members should note that in terms of the General Circulars issued by MCA, no physical ballot form is being dispatched by the Company and the Members can cast their vote using remote e voting facility only.
- Members holding equity shares as on the cut-off date are only entitled to cast their votes by remote e-voting facility. Any person who is not a member as on the close of business hours of the cut-off date, should treat this notice for information purpose only. The Company has engaged the services of Link Intime India Private Limited (LIPL) for providing remote e-voting facility to its members.
- The Members holding shares in physical form and whose email ids are not registered with the Company as on the cut-off date are requested to register their e-mail ids by sending an e mail quoting the subject Poddar Housing Postal Ballot to the Registrar and Share Transfer Agent at Link Intime India Private Limited at mt.helpdesk@linkintime.co.in and to the Company at csimancramgroup.co.in with the name of registered shareholder(s), folia number(s) / OP ID / Client Id and number of equity shares held from the email address they wish to register to enable them to exercise their vote 6) Members holding shares in dematerialized mode are requested to register/update their email ID with the relevant Depository Participants with whom they maintain their demat account(s)
- The remote e-voting facility will be available, please refer the instruction mentioned in the Postal Ballot Notice for the same.
- Pursuant to Rule 22(5) of the Rules, the Board of Directors of our Company, at its meeting held on 12th December, 2023 have appointed Mr. Dinesh Kumar Deora (Membership No. F5683 and COP 4119), Practising Company Secretaries as Scrutinizer for conducting the postal ballot ("only through Remote e-voting in a fair and transparent Manner).
- The voting through Postal Ballot E-Voting shall commence on **Saturday, 30th December, 2023 at 09.00 a.m. (IST) and ends on Monday, 29th January, 2024 at 05.00 p. m. (IST)**. The e voting module shall be blocked thereafter and the voting shall not be allowed beyond 05.00 pm (IST) on Monday, 29th January, 2024.
- Once the vote is cast on the resolution, the Member will not be allowed to change it subsequently or cast vote again.
- The results of the Postal Ballot/E-voting will be announced within 2 (two) working days from the date of closing of the e-voting at the registered office of the Company and shall be communicated to BSE and NSE where the equity shares of the Company are listed and will also be displayed on the Company's website at www.poddarhousing.com and website of LIPL at https://instavote.linkintime.co.in/.
- In case members have any queries regarding e-voting, they may refer (i) Frequently Asked Questions ('FAQs') (ii) instavote user manual available at help section of https://instavote.linkintime.co.in or Contact Mr Rajiv Ranjan, AVP, e voting, Link Intime Private Limited, C-101, 247 Park, L.B. S Marg, Vikhroli (West) - 400083 of call on 022 - 49186000 or send a request to email to enotices@linkintime.co.in

FREE PRESS JOURNAL
 By Order of Board of Directors
 Poddar Housing and Development Limited
 Sd/-
 Haroon Mansuri
 Company Secretary
 Place : Mumbai
 Date : 27th December, 2023

दिनांक: २७.१२.२०२३
ठिकाण: नाशिक

श्री. शशिकांत मखाराम गावडे
प्राधिकृत अधिकारी
(डॉबिचली नागरी सहकारी बँक लि.)



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- 4) Members holding equity shares as on the cut-off date are only entitled to cast their votes by remote e-voting facility. Any person who is not a member as on the close of business hours of the cut-off date, should treat this notice for information purpose only. The Company has engaged the services of Link Intime India Private Limited (LIPL) for providing remote e-voting facility to its members.
- 5) The Members holding shares in physical form and whose email ids are not registered with the Company as on the cut-off date are requested to register their e-mail ids by sending an e mail quoting the subject Poddar Housing Postal Ballot to the Registrar and Share Transfer Agent at Link Intime India Private Limited at mt.helpdesk@linkintime.co.in and to the Company at cs@poddarhousing.com in with the name of registered shareholder(s), folia number(s) / OP Id / Client Id and number of equity shares held from the email address they wish to register to enable them to exercise their vote 6) Members holding shares in dematerialized mode are requested to register/update their email ID with the relevant Depository Participants with whom they maintain their demat account(s)
- 7) The remote e-voting facility will be available, please refer the instruction mentioned in the Postal Ballot Notice for the same.
- 8) Pursuant to Rule 22(5) of the Rules, the Board of Directors of our Company, at its meeting held on 12th December, 2023 have appointed Mr. Dinesh Kumar Deora (Membership No. F5683 and COP 4119), Practicing Company Secretaries as Scrutinizer for conducting the postal ballot ("only through Remote e-voting in a fair and transparent Manner).
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NAVSHARTI

By Order of Board of Directors
Poddar Housing and Development Limited
Sd/-
Baroon Mansuri
Company Secretary

Place : Mumbai
Date : 27th December, 2023

माझ अशील किआबिट प्रा. लि. गा
नावे उक्त सिक्स्युरिटीज संबंधित
धारण केलेला नं. H -
W / P V T / ०११० / २०२३०७०४
एलओआय दिनांकित २३ नोव्हेंबर
२०२३ 'उद्देशीय पत्र' (लेटर ऑफ
इन्टेन्ट) निर्गमित करण्यात आले
आहे.

**वरील संदर्भित मालमत्तेकरिता
अनुसूची**

झोपडपट्टी व बिगर- झोपडपट्टी
प्लॉटवरील झोपडपट्टी पुनर्वसन
योजना, प्लॉट धारण केलेल्या सी. टी.
एस. नं. १४०९, गाव-बांद्रा-सी, पाली
हिल मार्ग, बांद्रा पश्चिम, मुंबई.
डीसीपीआर - २०३४ च्या नोंदणी
३३(१९).

स्वाक्षरी -
विनल जैन
बी.एम.एस., एम कॉम.,
एल.एल.एम., एम.बी.एल.

D-१८०४, रुस्तमजी एटेलियर,
रुस्तमजी अर्बेनिया,
माजिवडा जंक्शन जवळ,
ठाणे (प) - ४०० ६०९.



पात्रताधारक कंत्राटदार ज्यांना आवश्यक अनुभव / तसेच इतर शासकिय
सर्व स्थापत्य आणि विद्युत कामां संबंधित निविदा ज्यांची किंमत रु. ३.०० लाखांपे
सदरहू ई-टेंडरिंग ऑनलाईन पध्दतीचा अनुसरणे आवश्यक आहे.

Sr. No.	Tender No	Description
1	CEC/C3/189/2023-24	Repairs & maintenance work of various structural premises under Building (Eastern Suburbs) (Lot I).
2	CEC/C3/190/2023-24	Repairs & Maintenance work of various structural premises under Building (Western Suburbs) (Lot III).
3	CEC/C3/191/2023-24	Renovation of existing drainage line and allied Staff Quarters, Vikhroli (west).
4	CEC/C3/192/2023-24	Construction of lavatory block and renovation of
5	CEC/C3/193/2023-24	Repairs to Distribution substations (DSS) including limits premises under Central North Zone of Su
6	CEC/C3/194/2023-24	Repairs to Distribution substations (DSS) including limits premises under Central South Zone of Su
7	CEC/E/195 (R1)/2023-24	Carrying out allied electrical works for proposed Annex Building at Colaba.
8	CEC/C3/196/2023-24	Carrying out balance civil work of Dharavi Road
9	CEC/C5/197 (R1)/2023-24	Demolition of Shed No. 9 at Anik Bus Depot and

Tender documents are available on the website

e-Tender Publishing Date
Bid Submission Closing Date
Bid Opening Date

रिक्वाय्म निविदा प्रति, इसारा
कोणतेही कारण न देता निविदा स्वीकारणे अथवा नाकार
सूचना : ही जाहिरात

ज.सं.अ./ मुअ(स्था) / १२१ / २०२३