



**July 05, 2025**

To  
**Listing Department**  
**BSE Limited**  
P.J. Towers, Dalal Street,  
Fort, Mumbai – 400 001.

To  
**Listing Department**  
**National Stock Exchange of India Limited**  
Exchange Plaza, 5<sup>th</sup> Floor, Plot No. C/1, G Block,  
Bandra Kurla Complex, Bandra (E), Mumbai – 400 050.

Scrip Code: **543614**

Symbol: **TIPSFILMS**

**Subject: Notice for 16<sup>th</sup> Annual General Meeting - Newspaper Advertisement**

Please find enclosed herewith the copies of Newspaper Advertisement Published in Business Standard (English) and Mumbai Lakshadeep (Marathi) on July 05, 2025 regarding Notice of 16<sup>th</sup> Annual General Meeting scheduled on Friday, August 01, 2025 at 11.00 a.m (IST) through Video Conferencing (“VC”) / Other Audio – Visual Means (“OAVM”).

**For Tips Films Limited**

**Dharmesh Navdhare**  
**Company Secretary and Compliance Officer**

## **TIPS FILMS LIMITED**

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501, Durga Chambers, 5th Floor, Linking Road, Khar (West), Mumbai - 400 052.  
Tel.: +91-22-6643 1188, Email : [info@tipsfilms.in](mailto:info@tipsfilms.in), Website : [www.tipsfilms.in](http://www.tipsfilms.in)  
CIN : L74940MH2009PLC193028



PUBLIC NOTICE				
Notice is hereby given that the following Share Certificates for 375 Equity Shares of Rs.10/- (Rupees Ten only) each with Folio No. P2937 of NESTLE INDIA LTD, having its registered office at 100/101, World Trade Centre, Barakhamba Lane, New Delhi, Delhi, 110001 registered in the name of Master Varun Behram Pardiwalla and Vahabiz Behram Pardiwalla have been lost. Varun Behram Pardiwalla and Vahabiz Behram Pardiwalla have applied to the company for issue duplicate certificate. Any person who has any claim in respect of the said shares certificate should lodge such claim with the company within 15 days of the publication of this notice.				
Name of the Company	Certificate No	Distinctive Nos. (From – To)	Folio No.	No. and Face value of securities held
Nestle India Ltd	263856-859	39020824 - 39021023	P2937	200 Shares of Face Value 10/-
Nestle India Ltd	794371-373	86591924 - 86592048	P2937	125 Shares of Face Value 10/-
Nestle India Ltd	596693	61172878 - 61172927	P2937	50 Shares of Face Value 10/-
Date: 05/07/2025 Place : Mumbai				Sd/- Varun Behram Pardiwalla and Vahabish Behram Pardiwalla



**Tips Films Limited**  
CIN:L74940MH2009PLC193028  
Regd. Office : 501, Durga Chambers, 5th Floor,  
Linking Road, Khar West, Mumbai 400052  
Telephone: +91-22-66431188  
E-mail id: info@tipsfilms.in, Website: www.tipsfilms.in

**NOTICE OF THE 16TH ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCING ("VC") / OTHER AUDIO VISUAL MEANS ("OAVM")**

NOTICE is hereby given that the 16th Annual General Meeting ("AGM") of the Tips Films Limited ("Company") will be held on Friday, August 01, 2025, at 11.00 a.m. (IST) through Video Conferencing ("VC")/ Other Audio Visual Means ("OAVM") in compliance with the applicable provisions of the Companies Act, 2013 ("Act") and rules made thereunder and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulation") read with general circular no. 14/2020 dated April 08, 2020, 17/2020 dated April 13, 2020, and 09/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs ("MCA") and SEBI Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, and SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 3, 2024, issued by the Securities and Exchange Board of India ("SEBI")

In compliance with the above Circulars, electronic copies of the Notice of the AGM and Annual Report for the financial year 2024-25 ("the Annual Report") will be sent to all the shareholders of the Company whose email addresses are registered with the Company/ its Registrar & Share Transfer Agent ("RTA")/Depositories Participants ("DPs"). A letter providing the web link for accessing the Annual Report, including the exact path, will be sent to those members who have not registered their email address with the Company/ Depositories.

However, members of the Company may request a physical copy of the Annual Report from the Company by sending a request to cs@tipsfilms.in in case they wish to obtain the same.

The Annual Report will also be available on the Company's website at www.tipsfilms.in , websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively, and the e-voting website of Central Depository Services Limited (CDSL) at www.evotingindia.com.

**Manner of casting votes through e-voting:**

Shareholders who have not registered their email address will have an opportunity to cast their vote on the businesses as set out in the Notice of the AGM electronically, either through a remote e-voting system available before the AGM or through an electronic voting system which will be available during the AGM. The manner of voting for shareholders holding shares in dematerialized and physical mode will be provided in the Notice to the shareholders.

**Book Closure Date :**

Pursuant to Section 91 of the Companies Act, 2013 and Regulation 42 of the Listing Regulation, the Register of Shareholders and the Share Transfer Books of the Company shall remain closed from July 26, 2025 to August 01, 2025 (both days inclusive) for the purpose of Annual General Meeting of the Company for the financial year ended March 31, 2025.

**Manner of registering /updating email addresses/Bank Account:**


Shareholders holding the shares in demat mode and have not updated their KYC details are requested to register their email and other KYC details with their depositories through depository participants. This will enable the Shareholders to receive the electronic copies of the Annual Report 2024-25, notice, instructions for remote e-voting, and instructions for participation in the AGM through VC.

Shareholders are requested to carefully read all the Notes set out in the Notice of the AGM, instructions for joining the AGM, manner of casting the vote through remote e-voting and through e-voting during the AGM.

By order of the Board  
For **Tips Films Limited**

Sd/-  
**Dharmesh Navdhare**  
Company Secretary

Date : July 04, 2025



**STATE HIGHWAYS AUTHORITY OF JHARKHAND**  
Government of Jharkhand  
**e-procurement Notice inviting BID (Short Tender F2 Basis)**  
**Ref No: SHAJ/Procu/Sail City Appr. Road/2025/578      Date: 04.07.2025**  
**1. State Highways Authority of Jharkhand, Ranchi invites BID for “Construction of H.L. Bridge from Rehabilitation colony complex to Sail City approach road at Ch. 0+230 km (Span 1 x 16.6m) in Ranchi district on deposit basis.”** The approximate cost of the work is Rs. 2.44 Crore (Approx).  
**2. The interested bidders who have experience in execution of similar works and required technical & financial strength may obtain Bid document from e-tendering portal www.jharkhandtenders.gov.in from 08.07.2025 (10:30 AM) to 28.07.2025 (12:00 noon).** The complete BID Application shall be submitted online by **28.07.2025 (upto 12:00 noon)** on e-tendering portal www.jharkhandtenders.gov.in. All the details regarding this BID will be available on the above mentioned website.  
**3. The contractors are required to submit non-refundable Tender Fee of Rs. 10,000/- (Rs. Ten Thousand only) & Bid Security (EMD) of Rs. 4.88 Lakh (Rs. Four Lakhs Eighty Eight Thousand) only. Tender fees and Earnest money Deposit (EMD) shall be deposited online as per Information Technology & E-Governance Department order no 120 dated 03.10.2023.** The undersigned will open the received bid online on **29.07.2025 at 12:30 P.M.**  
**4. No claim shall be entertained on account of disruption of internet services being used by bidders. Bidders are advised to upload their bids well in advance to avoid last minute technical snag.**  
**Sd/-Member (Technical) State Highways Authority of Jharkhand Ranchi**  
**Deen Dayal Nagar (Near Office of Executive Engineer, NH Division, Ranchi)**  
**Booty Road, Ranchi-834008, Ph.: 0651-2361306,**  
**E-mail: membertechnical.shaj3@gmail.com**  
**PR 356554 (State Highway Authority of Jharkhand)25-26"D**




**YES BANK YES BANK LIMITED**  
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055  
Branch: 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai – 400708

**POSSESSION NOTICE FOR IMMOVABLE PROPERTY**  
Whereas, The undersigned being the authorised officer of YES Bank Limited ("Bank") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notices to respective borrowers calling upon them to repay the below mentioned amount mentioned in the respective notice within 60 days from the date of receipt of the said notice.  
The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken possession of the properties 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.  
The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said property will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereto.  
This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Details of the Physical Possession Notice/ Borrowers/Mortgaged Property						
Sr. No.	CUST ID/ Loan No.	Name of Borrower and Co-borrowers, Guarantors, Mortgagor/Security Provider	Description of mortgaged property (Full address as per 13(2) notice	Total claim amount as per 13(2) notice	Date of 13(2)Notice Date of Physical Possession	Addt. District Magistrate Palghar/ Thane/ C/M Court Section-14
1.	124104 20	Secure Source Technologies Pvt Ltd. (Borrower) Mr. Manmohan Jitendra Sood (Co-Borrower & Mortgagor) Mr. Kaipesh Sarang (Guarantor)	Flat No.D-904, 09th floor 'Orchid Enclave CHSL', situated on all that piece and parcel of land bearing CTS No.53/A/1 of Village: Chandivali, situate, lying and being at Nahar Amrit Shakti, Chandivali Farm Road, Anderhi (E), Mumbai-400 072. Owned by Mr. Manmohan Jitendra Sood	Rs. 2,86,44,904.39	14.09.2023 02.07.2025	Chief Judicial Magistrate at Esplanade Order Date- 28th Feb, 2025 In Case No- 302/2024

**Place : Mumbai**  
**Date : 02.07.2025**  
**Sd/- (Authorized Officer)**  
**Yes Bank Limited**



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
भारत सरकार का उद्यम

**Zonal Office Jalgaon**  
Plot No. 264 TPS II Near Sagar Park, Jilha Road, Jalgaon 425001  
E-mail : crmmarc-jag@mahabank.co.in | Ph : 0257-225030

**Demand Notice (Branch : Dharangaon)**  
(Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002)  
The accounts of the following Borrowers with **Bank of Maharashtra** having been classified as NPA, the Bank has issued notices under S. 13(2) of the SARFAESI Act on the dates mentioned below. In view of the non-service of the notices on the last known address of below mentioned Borrowers/Guarantors, this public notice is being published for information of all Concerned. The below mentioned Borrowers/ Guarantors are called upon to pay to **Bank of Maharashtra** within 60 days from the date of publication of this Notice, the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to **Bank of Maharashtra**.

Sr. No.	Name & Address of the Borrower(s) & Guarantor(s)	Outstanding Amount as on the date of issue of Demand Notice	Type of Laon	NPA Date
1.	<b>BORROWER : Mrs. Rupali Dilip Pawar</b> <b>BORROWER : Mr. Diliprao Shankarrao Pawar</b> Plot No 13, Gat no 1519/1, Vidya Nagar, Dhule Road, Amalner, Tal- Amalner, Dist. Jalgaon -425401.	<b>Rs.23,29,268.45/-</b> (Rupees Twenty Three Lakh Twenty Nine Thousand Two Hundred Sixty Eight & Forty Five Paise)  Unapplied Interest (for facility No: 1, 2 & 3) @7.60%, 8.50% & 9.80% p.a. respectively, with monthly rest w.e.f. 15.06.2025 + penal interest and other charges / expenses.	<b>Rs. 19,85,000/-</b> Housing Loan <b>Rs. 2,50,000/-</b> Personal Loan 1 <b>Rs. 2,00,000/-</b> Personal Loan 2	15/06/2025

**Demand Notice Date : 24/06/2025**  
**Description of the property mortgaged:** - Simple Mortgage of Northern Side Plot No 13 along with Row House, construction thereon, Gat No. 1519/1, Plot Area Total Admeasuring 98.43 out of which 55.74 Sq.Mtr. Total Built up area of construction 46.22 Sq Mtr and remaining open area 36.34 Sq Mtr. Vidya Nagar, Dhule Road, Amalner, Tal- Amalner, Dist. Jalgaon -425401. **bounded as follows- Road On or towards the North : Road On or towards the East. : Road On or towards the West. : Remaining part of plot no 13 On or towards the South. : Remaining part of plot no 13 Name of the owner - Mrs. Rupali Dilip Pawar CERSAI Asset ID-200067783895**  
  
If the concerned Borrowers / Guarantors shall fail to make payment to **Bank of Maharashtra** as aforesaid, then the Bank of Maharashtra shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/Guarantors as to the costs and consequences. In terms of provisions of SARFAESI Act, the concerned Borrowers/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of **Bank of Maharashtra**. Any contravention of the said provisions will render the concerned persons liable for punishment and/or penalty in accordance with the SARFAESI Act. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. For more details, notices may be collected from the concerned branches. This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.  
  
Date : 04/07/2025  
Place : Jalgaon  
**Authorized Officer,**  
**Bank of Maharashtra**




**पंजाब नैशनल बैंक**  
...भरसे का प्रतीक !  
**punjab national bank**  
...the name you can BANK upon !

**Circle Sastra Centre Kolhapur : 1182/17, Ground Floor, Rajaram Puri, 4th Lane, Takala, Kolhpaur- (Maharashtra) - 416008 Email: cs8264@pnb.co.in, Ph : 0231-2524017**

**Sale Notice for Sale of Immovable Properties**  
**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.**  
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.  
**SCHEDULE OF THE SECURED ASSETS**

Lot. No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagers of property(ies)) & Details of the encumbrances known to the secured creditors	A) Date of Demand Notice u/s 13(2) of SARFESI Act 2002		Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction			
			B) Outstanding Amount as on 30/06/2025						
			C) Possession Date u/s 13(4) of SARFESI Act 2002						
			D) Nature of Possession Symbolic / Physical / Constructive						
1	<b>Branch : Mapusa</b> <b>Borrower :</b> Mr. Sanjay Raghoba Kesarkar, <b>Mr. Shrikant Raghoba Kesarkar</b> <b>Mr. Amita Sanjay Kesarkar</b> <b>Mr. Sunita Shrikant Kesarkar</b>	Land and bungalow owned by Shrikant Raghoba Kesarkar, being Survey No. 86/1 (part), Plot No: A (admeasuring 0-16-0 HR) and B (admeasuring 0-42-0 HR) of property known as Kurshache Temb, S No 86/1(part), Village Satelli Bhedshi, Tal – Dodamarg, Dist- Sindhudurg. <b>Encumbrance : Not known</b>	<b>A) 30/09/2021</b> <b>B) Rs. 1,36,24,916.62 + further interest</b> <b>C) 02/05/2022</b> <b>D) Symbolic Possession</b>		<b>Rs. 270.00 Lac</b> <b>Rs. 27.00 Lac</b> <b>Rs. 0.25 Lac</b>	<b>Dt. 30/07/2025</b> <b>11.00 A.M. to 4.00 P.M.</b>			

**TERMS & CONDITIONS :** The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : 1) The property/ies are being sold on **“AS IS WHERE IS”, “AS IS WHAT IS BASIS”** **WHATEVER THERE IS BASIS”**. 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on **30/07/2025, 11.00 am. 4)** For detailed term and conditions of the sale, please refer <https://baanknet.com> & [www.pnbindia.in](http://www.pnbindia.in).  
**Date : 02/07/2025,**  
**Place: Kolhapur**  
**STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**  
**Authorised Officer,**  
**Punjab National Bank (Secured Creditor)**



**MAHAGENCO**  
Maharashtra State Power Generation Co. Ltd.

**NOTICE-SRM-30**  
Following Tenders are published on <https://eprocurement.mahagenco.in>

Sr. No.	E-Tender No.	Subject	EMD/Estimated Value
1	210MW/CIVIL /T-200/RFX-3000059143	Two year contract for Collecting of garbage from Administrative Building/ VIP Guest House/ Chummary Building/ from door to door of each quarter in Colony and Public places etc. At KTPS Colony Koradi.	<b>Rs. 67,564.00</b> <b>Rs. 6,406,429.76</b>
2	210MW/WTP/ T-201/RFX-3000059139	Two year work contract for O & M of Ammonia Flue Gas Conditioning (AFGC) System at Unit-6 of Koradi TPS (210MW).	<b>Rs. 58,129.00</b> <b>Rs. 5,462,852.88</b>
3	660MW/CHP/ T-202/RFX-3000059100	Work of availing Comprehensive Technical Services for Hydraulic system at Coal Handling Plant 3x660 MW KTPS, Koradi.	<b>Rs. 150,323.27</b> <b>Rs. 14,682,326.95</b>
4	210MW/CIVIL /T-203/RFX-3000059144	Two year contract for Operation of water supply scheme in Colony at KTPS Koradi.	<b>Rs. 30,477.00</b> <b>Rs. 2,697,745.02</b>
5	660MW/CHP/ T-204/RFX-3000059193	Procurement of Starter Motor for Locomotives at CHP- VM, KTPS, Koradi.	<b>Rs. 7,946.00</b> <b>Rs. 444,600.00</b>

VENDORS ARE REQUESTED TO REGISTER THEIR FIRMS FOR e-TENDERING.  
FOR MORE DETAILS LOG ON TO WEBSITE.  
FOR ANY QUERIES CONTACT: EXECUTIVE ENGINEER (PURCHASE), KTPS, KORADI, NAGPUR. MOBILE NO.: +91-8411958622, E-MAIL ID: [eepurchasekoradi@mahagenco.in](mailto:eepurchasekoradi@mahagenco.in)  
**---Sd/---**  
**CHIEF ENGINEER (O&M)**  
**MAHAGENCO, KTPS, KORADI**



**बैंक ऑफ बरौदा**  
**Bank of Baroda**

**REGIONAL STRESSED ASSET RECOVERY BRANCH, NAGPUR**  
Mytri Willows, 2nd Floor, Opp. Empress Mall, Above Lotus Electornics, Sir Bezonjee Mehta Road, Nagpur - 440018.

**ANNEXURE- I- REDEMPTION NOTICE**  
**Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002**  
Ref No. BOB/SARB/PNOENX01/2025-26  
Dt. 02.07.2025

To,

- M/s Phoenix Infraestate International Ltd Through its Directors  
Regd. Office: 16, Kanchan Sarita, Phoenix Tower, Near Lokmat Building, Lokmat Square, Wardha Road, Nagpur - 440010. Corporate Office: 307, 3rd Floor, Landmark Building, Sec 7, Khaghar, Navi Mumbai 410210.
- Mr. Jitesh Narayan Nashine (Director cum Guarantor - M/s Phoenix Infraestate International Ltd)  
Plot No. 97, Jai Hind Society, Shyam Nagar, Somalwada, Wardha Road, Nagpur -440015.
- Mr. Ahmad Abdulbhai Jiwani (Director cum Guarantor - M/s Phoenix Infraestate International Ltd)  
East Building E105, Karimabad Society, B Town, East Chouni, Opp. Poonam Chamber, Nagpur - 440013.
- Mr. Vijay Manikram Gautam (Director cum Guarantor - M/s Phoenix Infraestate International Ltd)  
40, Jai Prabhu Co-op Society, Beltarodi Road, Somalwada, Nagpur-440015.
- Mr. Mahesh N Nashine (Director cum Guarantor - M/s Phoenix Infraestate International Ltd)  
C/o. Fanindra Manikrao Mahanjan, Plot No. 2324, Santaji Housing Society, Manish Nagar, Somalwada, Nagpur - 440015.
- Mr. Yogesh Nashine (Director cum Guarantor - M/s Phoenix Infraestate International Ltd)  
R/o. Ratnakar Ambarkar, Plot No. 37, Ingole Nagar, Modern Society, Behind Pride Hotel, Nagpur -440025.

**Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002).**

Ref.1. Demand Notice dated 25.11.2014 issued u/s 13 (2) of SARFAESI Act 2002.  
2. Possession Notice dated 25.01.2015 issued u/s 13 (4) of SARFAESI Act 2002.

**Dear Sir/Madam,**  
Whereas the Authorised Officer of the Bank of Baroda, ROSARB Branch, Mytri Willows, 2nd Floor, Opp. Empress Mall, Above Lotus Electronics, Sir Bezonjee Mehta Road, Nagpur 440018 being Secured Creditor Bank in exercise of the powers conferred u/s 13(2) of the SARFAESI Act 2002 (hereinafter referred as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter referred as "Rules") issued demand notice dated 25.11.2014 calling upon you being Borrowers (s)/ Mortgagor (s) / Guarantor (s) to repay the amount stated in the said demand notice within 60 days from receipt of said notice.  
And whereas you have failed to repay the amount, the undersigned in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules have taken over the Possession of Secured Assets (hereinafter referred as the said properties) more particularly described herein below Schedule.  
Even after taking possession of the secured asset, you have not paid the amount due to Bank as mentioned in above Possession Notice. Your attention is invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.  
Therefore you all are requested to pay the dues as mentioned in possession notice along with applicable interest, cost, charges & expenses within 30 days from receipt of this notice and redeem the secured asset as mentioned below. In case you fail to pay the above mentioned dues & redeem the secured asset within 30 days from receipt of this notice, Bank will be constrained to sell the secured asset through public e-Auction by publication of e-Auction Sale notice. The date, time of e-auction and Reserve Price of the property shall be informed to you separately.

**Schedule of Secured Assets/Properties**

Sr. No.	Description of Movable/ Immovable Properties	Date of Possession	Type of Possession (Symbolic/ Physical)	Date of Publication of Possession Notice (For Immovable property only)
1	All that piece and parcel of the land in MIHAN notified area located on Plot No.4, Sector 22, 222(Part) and 223(Part) of Khapri (Rly) Village Sonegaon, Mouza Khapri, Total admeasuring about 16187.462 Sq Mts equivalent to 4 acres, Taluka Nagpur (Rural), Dist Nagpur and <b>Bounded as under: On or towards East - Plot No.13 614, On or towards West - Slip Road of RO8, On or towards North - Plot No.5, On or towards South - Plot no.3.</b>	29/06/2015	Symbolic	02/07/2015

**Date: 02/07/2025**  
**Place: Nagpur**  
**Yours faithfully,**  
**Authorized Officer**  
**Bank of Baroda**



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
भारत सरकार का उद्यम

**Zonal Office Jalgaon**  
Kandesh Mill Shopping Complex, Chowk, Jalgaon  
E-mail : ccmarcjalgaon@mahabank.co.in | Ph : 0257-222 5394  
**Branch : Shahada**

**Possession Notice [Rule-8 (1)] (For Immovable Property)**  
Whereas the undersigned being the Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with Rule 8 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated as mentioned below calling upon the following Borrowers & Guarantors to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said notice. The notice was sent by Regd. Post, Speed Post and Courier/Dasti.  
The Borrower / Guarantor having failed to repay the outstanding amount, Notice is hereby given to the Borrower/Guarantor and the Public in general that the undersigned has **taken Possession** of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said rules on the dates mentioned below.  
The Borrower / Guarantor in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Bank of Maharashtra** for the amounts mentioned herein below. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of Borrowers/Guarantors	Outstanding Amount in Rs.	Date of Demand Notice Date of Possession
1.	<b>Borrower - M/s. R Square Infra, Proprietor - Mr. Ravi Ramesh Patel</b> <b>Guarantors - Mrs. Asha Ramesh Patel</b> <b>Guarantors - Mr. Anil Onkar Patel</b> <b>Guarantors - Mr. Dhiraj Suresh Jain</b> <b>Guarantors - Mr. Ambalal Onkar Patil</b>	<b>Rs.3,01,27,781.55/-</b> (Rupees Three Crore One Lakh Twenty Seven Thousand Seven Hundred Eighty One Rupees & Fifty Five Paisa Only) + Unapplied Interest @10.25% p.a. with monthly rest w.e.f. 31.03.2025 + penal interest	19.04.2025 02.07.2025

**The details of the properties mortgaged to the Bank and taken possession by the bank are as follows :**  
Registered Mortgage of Plot No. 54/A, S.No. 181/2A+182/1, Shahada Shivar Taluka- Shahada, Dist. Nandurbar-425409, Total Area Adm. 122.06 Sq. Mtr**East:** Plot No 54/**West:** S NO 181/2B**North:** 06 Mtr Road**South:** Open Space(Name of the Owner: Mr. Ravi Ramesh Patel)  
2) Registered Mortgage of Plot No. 60/A, S.No.181/2A+182/1, Shahada Shivar Taluka- Shahada, Dist. Nandurbar-425409, Total Area Adm. 131.25 Sq. Mtr **East:** 6 MTR ROAD**West:** S NO 182/2**North:** Plot No 59/**South:** Plot No 60/B(Name of the Owner: Mr. Ravi Ramesh Patel)  
(3) Registered Mortgagge of Plot No. 60/B, S. No. 181/2A-182/1, Shahada Shivar Taluka Shahada, Dist. Nandurbar- 425409, Total Area Adm. 131.25 Mtr**East:** 6MTR ROAD**West:** S NO 182/2**North:** Plot No 60/A**South:** Plot no 61 (Name of the Owner: Mr. Ravi Ramesh Patel)  
(4) Registered Mortgage of Plot No. 61, S.No. 181/2A-182/1, Shahada Shivar Taluka-Shahada, Dist. Nandurbar-425409, Total Area Adm. 182.15 Sq. Mtr**East:** 6 MTR ROAD**West:** S NO 182/2**North:** Plot No 60/B**South:** 06 mtr Road (Name of the Owner: Mr.Ravi Ramesh Patel)  
(5) Registered Mortgage of Plot No. 62, S.No. 181/2A-182/1, Shahada Shivar Taluka-Shahada, Dist. Nandurbar-425409, Total Area Adm. 182.00 Sq. Mtr**East:** Plot No 67**West:** 06 Mtr Road**North:** Plot 63 **ASouth:** 06 Mtr RoadName of the Owner: Mr. Rast Ramesh Patel)  
(6) Registered Mortgage of Plot No. 20, S.No. 181/2A-182/1, Shahada Shivar Taluka Shahada, Dist. Nandurbar-425409, Total Area Adm. 246.50 Sq. Mor**East:** Plot No. 21**West:** S No 181**North:** 09 Mtr Road**South:** Plot No 22Name of the Owner: Mrs. Asha Ramesh Patil)  
7) Registered Mortgage of Plot No. 21.S.No. 181/2A-182/1, Shahada Shivar Taluka-Shahada, Dist. Nandurbar-425409, Total Area Adm. 221.54, Mtr**East:** 09 Mtr Road**West:** Plot No 20**North:** 09 Mtr Road**South:** Plot No 22Name of the Owner: Mrs. Asha Ramesh Patil)  
8) Registered Mortgage of Plot No. 22, S.No. 181/2A-182/1, Shahada Shivar Taluka-Shahada, Dist. Nandurbar 425409, Total Area Adm. 198.75sq. Mtr**East:** 09 Mtr Rood**West:** S No 181**North** Plot No 20.21**South:** 09 Mtr Road Name of the Owner: Mrs. Asha Ramesh Patil)  
9) Registered Mortgage of Plot No. 34, S.No. 573, Shahada Shivar Taluka- Shahada, Dist. Nandurbar-425409, Total Area Adm. 720 Sq. Mtr**East:** Sonawad Road**West:** S No 195/2**North:** Sonawad Road**South:** Gat No 572(Name of the Owner: Mr. Ambalal Onkar Patil)  
  
Date : 02.07.2025  
Place : Shahada  
**Authorized Officer,**  
**Bank of Maharashtra**



