



GE Power India Limited

CIN-L74140MH1992PLC068379

**Corporate Office:** Axis House, Plot No 1-14,  
Towers 5 & 6, Jaypee Wish Town, Sector 128,  
Noida  
Uttar Pradesh - 201301

T +91 0120 5011011  
F +91 0120 5011100

**07 November 2023**

To,  
The Manager Listing,  
National Stock Exchange of India Ltd.  
Exchange Plaza,  
Plot No. C/1, G Block,  
Bandra-Kurla Complex, Bandra (E),  
Mumbai - 400 051

To,  
The Manager Listing,  
BSE Ltd.  
P.J. Towers, Dalal Street,  
Mumbai - 400 001

Symbol: **GEPIL**

Scrip Code: **532309**

***Sub.: Newspaper Advertisement – Dispatch of Postal Ballot Notice***

Dear Sir/Madam,

Pursuant to Regulation 30 read with Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, please find enclosed copy of notice published in English and regional (Marathi) newspapers on Tuesday, 07 November 2023 with respect to dispatch of notice of Postal ballot to the members.

This is for your information and records.

Thanking you,

**For GE Power India Limited**

**Kamna Tiwari**  
**Company Secretary & Compliance Officer**



# Online gaming firms gain as users loosen purse strings

Sales of in-app items, India-specific pricing, use of UPI power monetization in gaming

Shouvik Das  
shouvik.das@livemint.com  
NEW DELHI

After years of stagnation, e-sports and video game firms in India have begun generating in-game and advertisement revenues, thanks to India-specific in-game items, a stronger competitive gaming scene, and widespread use of the Unified Payments Interface (UPI) as a convenient last-mile payment method.

An industry report by Google and venture capital firm Lumikai, released on 2 November, pegged the annual average revenue per user (ARPU) for India's gaming industry to have reached ₹1,600 by FY23-end, rising tenfold in the past four financial years. While some stakeholders in leading e-sports firms consider it to be at the upper limit of gamer monetization in India, the projected figure may well be heading in the right direction.

Krafton, the Korea-based publisher of popular e-sports title *Battlegrounds Mobile India* (formerly *PUBG Mobile*), is seeing an uptick in monetization of in-app offerings. Sean Hyunil Sohn, chief executive of Krafton India attributes it to aligning the pricing of in-game offerings with Indian consumer preferences, and India-specific in-game items. "Monetization is definitely more difficult in India than in other parts of the world. Overall revenue that gaming companies earn from India remains lower than other markets as of now, but India's massive number of users gives plenty of opportunities for it to change. To do this, we are looking at offering India-specific pricing and other similar monetization strategies, to normalize paying for in-game items," Sohn said in an interview.

While Sohn did not divulge its India revenue, industry estimates peg BGMI revenues at \$10 billion in India in FY23 from \$7 billion in FY22, given its increasing popularity in terms of its active user base. "These are encouraging signs from the India market—of course, the monetization amount is still lower than some other global markets. But, Indian gamers are showing increasing encouragement to pay for in-game bundles. We're revising the pricing for some items—bundles that were



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priced at ₹499 as per global markets are revised to ₹199 to make them more accessible to more gamers. The advent of UPI, too, is helping, since most gamers play on smartphones. This is helping us build a strong base in India, that is already strategically important due to the vast number of gamers here."

This trend is fuelling optimism among more gaming firms. Roby John, co-founder and chief executive of e-sports firm Supergaming said according to internal research, there are "multiple games in India making \$100 million, spearheaded by the Battle Royale genre".

"A lot of this spending by player is driven by in-game cosmetics like skins. Also from our research gleaned directly from players via our play-tests for Indus held over the year, there is a demand by gamers to embrace Indian culture in their games through self-expression. These two factors result in tremendous upside that we hope to see when we launch Indus next year."

Akshat Rathee, the co-founder and executive

director of Nazara subsidiary, Nodwin Gaming, said the uptick in monetization is happening due to an increasing number of gamers paying more for hobbyist titles. "Two years ago, India had a base of around 400 million gamers who would contribute ₹1 in revenue, driven by ads. Today, there is a correlation to users paying for streaming services, driving nearly 150 million users out of the gamer base to pay around ₹25-30 per user for casual games, which are often labelled as 'time pass'. It is this user base that is gradually converting to those paying ₹600 every two months for an in-game Battle Pass on titles such as BGMI. It is this that is fuelling a hockey-stick curve of growth in monetization for gaming in India, which will drive up monetization of in-game items exponentially in the next one to three years," Rathee said.

India's gamer base, according to the Google-Lumikai report, will be at 568 million in FY23. UPI has over 300 million unique users, along with 500 million merchants. The growing monetizable user base, an executive who works for a global esports firm said, is boosting revenue for e-sports and video gaming firms. However, there are still challenges along the way, he added.

# JioCinema adds mid-size web shows in play for volume

Latajha  
lata.j@htlive.com  
NEW DELHI

JioCinema, owned by Reliance Industries, is adopting a measured approach to its web original strategy by focusing on mid-sized web shows, with estimated annual budget of about ₹1,000 crore, excluding sports. This budget is roughly half the size of leading competitors like Netflix as the platform's current strategy on web originals is driven by volume primarily to sustain audience interest post-IPL.

While industry experts said that certain titles such as *Taali* and *Asur 2* gained traction and secured top spots on viewership charts, it is evident that JioCinema is targeting a mass-viewing space in the streaming market in India.

Media consultancy Ormax, said *Asur 2* ranked fourth in most-watched Hindi webshow in the first half of 2023, accumulated impressive viewership of 19.3 million. In comparison, Shahid Kapoor's *Bloody Daddy* was the most-watched Hindi film, with 16.6 million viewers.

The attraction of free programming provided by JioCinema attracts viewers; however, experts suggest that building lasting recall and successful franchises, particularly for tier-two and three audiences, will be an endeavour.

Uday Sodhi, senior partner Kurate Digital Consulting, said sports could skew the entire conversation differently, but players like Netflix or Amazon Prime are spending far more in terms of creating high-impact shows with significant invest-



JioCinema's budget is roughly half the size of Netflix.

ments per episode. "Where Jio scores is in creating velocity and making sure volume is higher. For JioCinema, cricket is driving users to download the app whereas the mid-scale web shows are only providing reasons to stay on," Sodhi said.

Industry insiders said platforms like Netflix and Amazon Prime allocate a minimum of ₹40 crore per show for their annual 10-12 high-profile originals, besides substantial investments in acquiring various Indian language movies. Jio-

Cinema offers movies, including those produced in-house by Jio Studios.

Karan Taurani, senior vice-president at Elara Capital Ltd, such expenditure is essential, especially as JioCinema pivots towards advertising video-on-demand and mass-market viewers. Netflix leads in spending, followed by Amazon Prime, he added. JioCinema and ZEE5 are expected to invest 50% of the budgets of Netflix.

JioCinema did not respond to queries on its investments, a senior executive said removing paywalls was a significant shift, unlocking the potential of Indian consumers to access premium content.

**Netflix, Amazon Prime allocate a minimum of ₹40 cr per show for their annual 10-12 high-profile originals**

**568 mn**  
India's gamer base in FY23 according to Google-Lumikai

**GE POWER INDIA LIMITED**  
CIN: L74140MH1992PLC068379  
Registered Office: Regus Magnum Business Centers, 11th floor, Platina, Block G, Plot C-59, BKC, Bandra (E), Mumbai, Maharashtra - 400051 Tel. No.: T + 91 22 68841741 / +91 0120 5011011  
Website: www.ge.com/in/ge-power-india-limited

**NOTICE TO MEMBERS**  
**Postal Ballot, Remote E-Voting and other related information**

- Notice is hereby given that the resolutions set out in the Postal Ballot notice dated 06 October 2023 are proposed to be passed by the members of GE Power India Limited ("the Company") by means of Postal Ballot, only by way of remote e-voting process ("e-voting"). Notice has been sent electronically to the members whose e-mail id address is registered with the Company / KFin Technologies Limited ("KFinTech"), Company's Registrar and Transfer Agent / Depository Participants(s), as on Friday, 03 November 2023, i.e. the Cut-Off Date. The Company has completed electronic dispatch of Postal Ballot Notice on Monday, 06 November 2023.
- The Postal Ballot Notice is available on the Company's website at <https://www.ge.com/in/ge-power-india-limited> and on the websites of the Stock Exchanges at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) and on the website of KFin Technologies Limited ("KFinTech") at <https://evoting.kfintech.com>. Members who do not receive the Postal Ballot Notice may download it from the above-mentioned websites.
- The material documents referred to in the Notice and Statement pursuant to Section 102 of the Act will be available for inspection in the electronic mode. Members seeking to inspect such documents can send an e-mail to [investor-relations@ge.com](mailto:investor-relations@ge.com)
- Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended from time to time), Secretarial Standard on General Meetings (SS-2) issued by the Institute of Company Secretaries of India and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with other applicable provisions of law, the Company is pleased to provide its Members with the facility to exercise their right to vote by electronic means ("Remote E-Voting") to transact the business as set out in the Postal Ballot Notice through the Remote E-Voting facility provided by KFinTech.
- The Remote E-Voting period commences on Tuesday, 07 November 2023 at 9:00 a.m. IST and ends on Wednesday, 06 December 2023 at 5:00 p.m. IST. The E-Voting module shall be disabled after the aforesaid time period.
- A person, whose name appears in the Register of Members/ Beneficial owners as on the cut-off date i.e., Friday, 03 November 2023 shall be entitled to avail the facility of Remote E-voting. Voting rights of a member / beneficial owner (in case of electronic shareholding) shall be in proportion to his/her/its shareholding in the paid-up equity share capital of the Company as on the Cut-Off Date. A person who becomes a member after the Cut-Off Date should treat this notice for information purpose only.
- Manner of e-voting by members holding shares in dematerialized mode, physical mode and members who have not registered their email address has been provided in the Postal Ballot Notice. Members are requested to refer the same.
- In terms of SEBI Circular No SEBI/HO/MIRSD/POD-1/P/CIR/2023/158 dated 26 September 2023, it has been mandated by SEBI to update PAN, KYC, Nomination details, Bank details, Contact details and Specimen Signature for all shareholders holding shares in physical form and compulsory linking of PAN with Aadhaar no. Copy of the aforesaid circular along with formats of the relevant forms are available on the website of the Company i.e. <https://www.ge.com/in/ge-power-india-limited/contact-us> for ready reference. The members are requested to get their details updated latest by 31 December 2023. Kindly ignore, if already complied.
- The resolution, if approved, shall be deemed to have been passed on the last date of e-voting i.e. Wednesday, 06 December 2023. The results of e-voting will be announced on or before Friday, 08 December 2023 and will be displayed on the Company's website [www.ge.com/in/ge-power-india-limited](http://www.ge.com/in/ge-power-india-limited) and communicated to the Stock Exchanges and National Securities Depository Limited and Central Depository Services (India) Limited and KFinTech.
- In case of any queries, please visit Help and FAQs section available at KFinTech website <https://evoting.kfintech.com>. For any grievances related to remote e-voting, please contact KFin Technologies Limited, Selenium Tower B, Plot Nos. 31 & 32, Financial District, Nanakramguda, Serilingampally Mandal, Hyderabad - 500032 at [evoting@kfintech.com](mailto:evoting@kfintech.com), Toll Free No. 1800 309 4001.

By order of the Board  
For GE Power India Limited

Place : Noida  
Date : 06 November 2023

Kamna Tiwari  
Company Secretary & Compliance Officer

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Highest ever quarterly revenue, surpassing ₹1000+ crore milestone.

Comparison between the reviewed results of Q2 FY 24 and Q2 FY 23

<b>22% INCREASE</b>	<b>HIGHEST REVENUE</b> Q2 FY 24 - ₹1,033 Cr Q2 FY 23 - ₹849 Cr	<b>58% INCREASE</b>	<b>HIGHEST EBIDTA</b> Q2 FY 24 - ₹189 Cr Q2 FY 23 - ₹120 Cr
<b>70% INCREASE</b>	<b>PAT</b> Q2 FY 24 - ₹114 Cr Q2 FY 23 - ₹67 Cr	<b>71% INCREASE</b>	<b>EPS (Per Quarter)</b> Q2 FY 24 - ₹5.77 Q2 FY 23 - ₹3.38

Wishing all a very Happy Diwali!

75 Azadi Ka Amrit Mahotsav MAKE IN INDIA G2 2023 INDIA

CIN: L72200PN1988PLC068972  
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## PUBLIC NOTICE

Take Notice that on behalf of my client, who wish to buy the flat and the shares more particularly described in the schedule hereunder written. I am investigating the title of **MR. SANDEEP BHALCHANDRA KERKAR**, who is owner of the said Flat and shares. He had declared that the original title deeds in respect of the said flat which is purchased by **MR. BHALCHANDRAMANOHAH KERKAR** is either misplaced or lost. ALL PERSONS having any claim against or in the said Flat or any part thereof or on the land on which the building consisting of the said Flat is situated and on the said shares, either by way of inheritance, mortgage, possession, sale, gift, lease, lien, charge, trust, license, maintenance, easement or otherwise whatsoever are hereby required to make the same known in writing to the undersigned at his office address at: **4, Ram Kunj Smruti, Ram Maruti Road Extension, Dadar (W), Mumbai - 400 028, within 14 days** from the date hereof, failing which the sale will be completed without reference to such claim or claims and the same, if any, will be considered as waived or abandoned.

## SCHEDULE OF THE PROPERTY

Flat No. 202 admeasuring to 665 Sq. Feet Carpet area equivalent to 61.80 Sq. Mtrs. Carpet i.e. 74.16 Sq. Mtrs. Built-up area, on Second Floor, in the building of the society known as Sadichha Co-operative Housing Society Limited situated at Pandit Gunidas Marg, L. J. Road, Mahim, Mumbai - 400 016 lying and being on the plot of land bearing Cadastral survey No. 7/647 & 2/647 and Final Plot No. 114 TPS II of Mahim Division in the Registration District and Sub-District of Mumbai City and 5 fully paid up Shares of Rs.50/- bearing distinctive numbers from 111 to 115 (both inclusive) as evidenced by the Share Certificate No. 5 dated 20th May, 2013 issued by Sadichha Co-operative Housing Society Ltd.

Place: Mumbai  
Date: 07th November, 2023.

Sd/-  
(MILIND B. TEMBE)  
Advocate

## PUBLIC NOTICE

NOTICE is hereby given on the instructions of my Clients, **1. Mr. FAHAD CHAUDHARY**, and **2. Mr. ZAID ILYAS CHAUDHARY**, both adults, Indian inhabitants of Mumbai, addressed at 301, Elm Croft Height 45, Chembur Road, Bandra (West), Mumbai-400050, who intend to purchase the property more particularly described in the Schedule hereunder written. I, the undersigned Advocate, am investigating the title of **Mrs. ANJANA SAKHJIA**, to the property described in the Schedule hereunder written. Any persons having any claim or interest by way of right, share, inheritance, lease, sub-lease, sale, mortgage, easement, lien, charge, exchange, relinquishment, release, beneficiaries under Will, bequest, device, assignment, gift, trust, maintenance, possession or otherwise, or by way of any other method, through any agreement, deed, document, writing, family arrangement, settlement, litigation, decree or court order of any court of law or encumbrance or otherwise whatsoever or of whatsoever nature in respect of and with regards to the said Schedule property mentioned herein under to inform the undersigned in writing, their claim, demand, objection, if supported with valid documentary evidence within 15 (Fifteen) days from the date of publication of this Notice. Any claim received after the expiry of 15 (Fifteen) days shall be discarded and will be deemed that no such claim's right, title, estate or interest's exist and the same shall be treated as waived or abandoned and not binding upon my Client and the purchase transaction shall be completed without any further notice.

## SCHEDULE

All that piece and parcel of premises being: Commercial Unit No. 102, admeasuring 120.4 sq. mtrs. (Built up area), on the First Floor, in the Building known as 'CAPRI' at Anant Kanekar Marg, Bandra (East), Mumbai-400051, lying, being and situated on Plot bearing C.T.S. No. 608 (pt. Zone 2A/257) of village Bandra (East), Taluka Andheri in the Registration District of Mumbai Suburban, within Greater Mumbai.

Place: Mumbai / Date: 07th November 2023

Sd/-  
Adv. ANIL A. JAKATDAR (ADVOCATE - HIGH COURT)  
E.C. Chennai, U.S. DCI, Regd. of Legal Coun. S.P. Sarda Residency  
(Housing Officer, S. J. Chitambar, J. No. 1, Sakinaka, Sakinaka,  
(Tara Hotel Bldg. Tamer Road, Bandra (West), Mumbai - 400050,  
Tel: 022-26435096 / 077: 982221543 / 9936621543  
Email: aniljakatdar@gmail.com

## THE COSMOS CO-OP BANK LTD

Recovery & Write-off Department, Region - II  
Correspondence Address: Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028, Phone No. 022- 69476012/28/57/58

## E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

E-auction Sale Notice for Sale of Immovable Secured Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower Company through its Directors, Guarantors, Mortgagees & Guarantee of Firm that the below described immovable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of The Cosmos Co. Op. Bank Ltd., will be sold on the basis of "As is where is", "As is what is", "Whatever there is" and "Without Recourse" for recovery of Bank dues as per the brief particulars given hereunder:

Name of Borrower Company, Directors, Guarantors & Mortgagee	Details of Secured Assets for Sale/Auction
<b>Borrower Company:</b> M/s. BALAJI CARS PVT. LTD. <b>Director/Guarantor/Mortgagee:</b> Mr. Shyamunder Bhagwanram Jangid <b>Director/Guarantor:</b> Mr. Kanchan Shyamunder Jangid <b>Ms. Yogita Shyamunder Jangid</b> <b>Guarantee of Firm:</b> M/s. Balaji Properties (A Partnership Firm) through its Partners:- a) Mr. Shyamunder Bhagwanram Jangid b) Mrs. Kanchan Shyamunder Jangid c) Ms. Yogita Shyamunder Jangid	All that piece and parcel of the leasehold rights of the piece and parcel of land lying and being situate within the registration district and sub district Tal. Thane and situate within the local limits of village Majiwade bearing its sub plot no. C out of plot no. 2, S. No. 326-A, Block No. 105, House No. 279, Property No. 9990237 and the said portion of lease hold land area, about 422 sq. mtrs. Carpet area (adm 4542 sq. ft. carpet area) situate in Mohan Mill compound and the said portion of leased land together with the structure standing thereon and being constructed herein after and the said portion of land is bounded as follows:- • On or towards East : by open space • On or towards South: by road • On or towards West: by Ghodbunder road • On or towards North: by shed
<b>Possession Date &amp; Type</b>	30.06.2018 (Physical)
<b>Reserve Price</b>	₹ 8,00,00,000/- (Rupees Eight Crores Only)
<b>Earnest Money Deposit (E.M.D.)</b>	₹ 80,00,000/- (Rupees Eighty Lakhs Only)
<b>Bid Incremental Value</b>	₹ 1,00,000/- (Rupees One Lakh Only)
<b>Date &amp; Time of E-Auction</b>	24.11.2023 from 1.00 p.m. to 2.00 p.m.
<b>Date &amp; Time Inspection</b>	18.11.2023 from 12.00 noon to 4.00 pm
<b>Demand Notice Date &amp; Amount</b>	Demand Notice Date: 12.12.2021 of ₹ 13,72,12,287.47 plus further interest & charges thereon.
<b>Demand Notice Date &amp; Amount</b>	Present outstanding balance as on 31.10.2023 is ₹ 1398.34 Lakhs plus further interest & charges thereon.

**STATUTORY NOTICE:-As per rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002.**  
This notice also considered as a 15 days' notice to the Borrower Company through its Directors, Guarantors, Mortgagee & Guarantee of Firm of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date.

Notes: 1. EMD/BID forms are freely available with Authorized Officer & on Bank Website, 2. Please contact for EMD payment details to Authorized Officer Mob. 7030932737/9960974848/897578512, 3. Last Date & Time of EMD and KYC Documents submission 23.11.2023 upto 4.30 p.m.

For detailed terms & conditions of the sale is available with the Bank Website i.e. <https://www.cosmosbank.com/auCTION-notice.aspx> AND Auctioner Website i.e. <https://cosmosbank.auctiontiger.net>

Date: 07.11.2023  
Place: Mumbai

Sd/-  
Authorized Officer  
Under SARFAESI Act, 2002  
The Cosmos Co-Operative Bank Ltd.

## SMFG INDIA CREDIT COMPANY LIMITED

(Formerly Fullerton India Credit Company Limited)  
Corporate Office: 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of SMFG India Credit Company Limited/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.11.2023 at 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each), for recovery of Rs. 2,78,29,587/- (Rupees Two Crore Seventy-Eight Lakh Twenty-Nine Thousand Five Hundred and Eighty-Seven Only) as on 08.02.2017 and further interest and other expenses thereon till the date of realization, due to SMFG India Credit Company Limited/Secured Creditor from the Borrowers and Guarantor(s) namely 1) M/s GMV Agencies Pvt Ltd, 2) M/s Global Galleries Agencies Pvt Ltd, 3) M/s Gemanjali Enterprises 4) Mr Manish Malhotra 5) Mr. Sunil Kumar Malhotra 6) Ms. Geeta Sunil Kumar Malhotra

The reserve price will be Rs. 2,65,00,000/- (Rupees Two Crore Sixty-Five Lakhs Only) and the Earnest Money Deposit (EMD) will be Rs. 26,50,000/- (Rupees Twenty-Six Lakhs Fifty Thousand Only). The last date of EMD deposit is 27.11.2023.

**Description of Immovable Property: "PLOT NO. 17, MIDC TARAPUR INDUSTRIAL AREA, VILLAGE SARAVALLI TALUKA PALGHAR, DIST. PALGHAR."**

For detailed terms and conditions of the sale, please contact 1) Mr. Anil Singh Rathore: +91971922779 2) Anil Khude: +918793238503. Kindly Note intending purchasers/bidders are required to deposit Earnest Money Deposit amount (EMD) and other balance payment either through NEFT/ RTGS/ DD. For more details please refer below link provided in SMFG India Credit Company Limited/Secured Creditor's website i.e. [www.fullertonindia.com](http://www.fullertonindia.com)

Place: Mumbai  
Date: 07.11.2023

SD/-, Authorized Officer.  
SMFG India Credit Company Limited  
(Formerly Fullerton India Credit Co. Ltd.)

## Bank of Baroda

Versova Branch, JP-349, Opp. Panna Bazar, JP Road, Dhruva Colony, Anandhi West, Mumbai - 400058. Tel: 26702811, 26234335. Email: d-bvers@bankofbaroda.co.in

## NOTICE TO BORROWER

(UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)

DBVERS/ADV/23-24/06/6701 Place: Mumbai Date: 03.10.2023

To, Mr. Bharat Parekh, Mr. ILA Bharat Parekh, Mr. Rajiv Bharat Parekh & Mr. Mona Rajiv Parekh, Flat no.101&102, 'B' Wing, Shreepat- 4 Kanungo CHSL, Royal Canal, Sector-10, Poonam Sagar Road, Mira Road East, Thane - 401107

Dear Sir

Re: Credit facilities with our Versova Branch

We refer to letter no. DB/VersovalAP-Vivaran-266324/2016 dated 22.03.2016 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction, you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan accounts and the security interests created for such liability are as under:

Nature and type of facility	Limit (Rs.) in lakhs	Current Rate of Interest	O/s as on 29.09.2023
Term loan - Mortgage Loan	49.37	11.10%	Rs. 19,67,610.02 (Rupees Nineteen lakh Sixty Seven Thousand Six Hundred Ten and Two paise only) plus uncharged interest/reversed other charges etc.

Security agreement with brief description of securities (please mention the details of area and boundaries): Equitable mortgage of Residential flat held in the name of Bharat Parekh and Ila Bharat Parekh admeasuring 387 sq.ft. carpet area each for 2 flats at building known as 'Shreepat-IV Kanungo Co. Op. Hsg. Soc. Ltd.', Flat no 101-B, 102-B, 1st floor, B wing, Royal Canal, Sector 10, Poonam Sagar Road, Mira Road East, Taluka and Dist. Thane - 401107 on the piece of land bearing Old S. No. 198/pt. New Survey no.30 pt. Old Survey no.199, New S.No.31 pt. of Village Pendar Padal, tal & Dist Thane

2. As you are aware, you have committed defaults in payment of interest on above loans / outstanding for the quarter ended December 2020. You have also defaulted in payment of instalments of term loan which has fallen due for payment on 12-09-2020 and thereafter.

3. Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 12-12-2020/Doubtful 12 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.

4. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 19,67,610.02 plus uncharged interest/ interest reversed/ other charges etc. as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

5. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.

6. We invite your attention to sub-section 13 of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13 (13) of the said Act, is an offence punishable under section 29 of the Act.

7. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered to you, at any time before the date of publication of notice for public auction/ inviting quotations/ tender/ private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Yours faithfully,

Sunil Kumar  
Authorized Officer and Chief Manager

Place: Mumbai

Date: 03.10.2023

## 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

e-TENDER NOTICE

Executive Engineer (West) Division, Mumbai Slum Improvement Board, (Unit of MHADA) Room No. 537, 4th Floor, Griha Nirman Bhavan, Bandra (East), Mumbai-400051 Phone Number (022) 66405432 is inviting Open Tender / Regular e-Tender for the 38 number of work in the form of B2 (Percentage Rate) from the contractors registered with PWD / MHADA / CPWD / CIDCO / MES / MJP / MIDC / Indian Railway / BPT / MCGM in the corresponding appropriate class of contractor or any Govt. / Semi Govt. organization, via online e-tendering system. The detailed Tender Documents shall be available & can be downloaded from Government of Maharashtra portal <https://mahatenders.gov.in> Bidding documents can be loaded on the website. The tender schedule as follows.

Sr. No.	Stage Dese.	Date of time period	Sr. No.	Stage Dese.	Date of time period
1	Documents sale start	08/11/2023 10.30 am.	2	Documents sale end	15/11/2023 6.15 pm.
3	Technical bid opening	20/11/2023 10.30 am. onward	4	Price bid opening	22/11/2023 10.30 am. onward

The Competent Authority reserves the right to reject any or all the tenders without assigning any reason thereof. Conditional offers will not be accepted.

Note. 1 Please refer detailed tender notice on website.

Note. 2 Corrigendum / Amendments if any could be published only on the website.

Sd/-  
MHADA - Leading Housing Authority in the Nation  
CPRO/A/780

Executive Engineer (W)  
M S I B Board, Mumbai

Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

S. NO	Name of Borrower(s) (A)	Particulars of Mortgaged property/ (ies) (B)	Date Of NPA(C)	Outstanding Amount (Rs.) (D)
1	LOAN ACCOUNT NO. HHEBAD00529492 1. DALJEET DUBEY ALIAS DALJEET SHYAM NARAYAN DUBEY 2. MAMTA DALJEET DUBEY	FLAT NO. 404, 4TH FLOOR, 'H' WING, BUILDING TYPE 'G', UMIYA COMPLEX, VILLAGE MANJARI, TALUKA AMBERNATH, BADLAPUR WEST, THANE - 421503, MAHARASHTRA	04.09.2023	Rs. 1,55,217.93 (Rupees One Lakh Fifty Five Thousand Two Hundred Seventeen and Paise Ninety Three Only) as on 25.10.2023
2	LOAN ACCOUNT NO. HHEVSH00473798 1. DIPARAM ALIAS DIPARAM DHANARAM 2. SAGUNI ALIAS SAGUNI DEVI DIPARAM	FLAT NO. 510, 5TH FLOOR, WING - F, LAXMI CASTELLO, S.Y. NO. 63/3, 63/4, 63/5, VILLAGE BOPELE, TALUKA KARJAT, DISTRICT RAIGAD, NERAL WEST, RAIGAD - 410101, MAHARASHTRA	04.10.2023	Rs. 1,78,077.05 (Rupees One Lakh Seventy Eight Thousand Seven and Paise Five Only) as on 25.10.2023

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his/her liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as are available to the Company in law.

Please note that in terms of provisions of sub-Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

Place: THANE/RAIGAD For Indiabulls Housing Finance Ltd. Authorized Officer



## BRIHANMUMBAI MAHANAGARPALIKA

(Hydraulic Engineer's Department)

## E-Tender Notice

Tender ID	2023_MCGM_960606
Name of Organization	BRIHANMUMBAI MUNICIPAL CORPORATION
Subject	Emergency work of repairs & construction of chambers after attending leakages on and across Trunk Mains of dia. 600 mm & above including allied Civil Works in AEOC(TM) division.
Estimated Cost of the work	Rs. 3,12,38,825/- (Excluding GST) Rs. 3,68,61,814/- (Including GST)
Time period	12 Months (Including Monsoon)
website	<a href="http://mahatender.gov.in">http://mahatender.gov.in</a>
Cost of Tender Scrutiny Fee (Non-Refundable) Physical Submission	Rs. 17,700/- (Rs. 15,000 + 18% GST). To be submitted in the nearest CFC of BMC and submit the receipt in the office of the E.E.(H.W.)W.W. after Opening of Packet A & B and before Opening of Packet C
Bid Security Deposit/EMD	Rs. 36,870/- (Online) and Rs. 3,31,830/- (Demand Draft in favor of Brihanmumbai Municipal Corporation & submit original Demand Draft in the office of Ex. Engineer (H.W.)W.W.)
Offline 90% EMD Demand Draft (DD) physical submission	After submission of the bids & before opening of packet A.
Bid Validity Period	180 Days
Date of issue and sale of tender	07/11/2023 at 11:00 Hrs.
Last date & time for sale of tender	16/11/2023 at 16:00 Hrs.
Bid Submission End Date & Time	16/11/2023 at 16:00 Hrs.
Opening of Packet A	20/11/2023 at 12:00 Hrs.
Opening of Packet B	20/11/2023 at 12:15 Hrs.
Opening of Packet C	29/11/2023 at 15:00 Hrs.
Address for communication	Office of : Ex. Engineer (H.W.) W.W. Municipal Water Works Yard, L. B. S. Marg, Near MTNL Office, Ghatkopar (West), Mumbai-400 086.
Contact person names and Tel. & Mobile Number	Office of AEOC(TM) 022-25153272, 25153740 Shri. Peter A. Rodriguez +91-9930260576 Shri. Nitin B. Patil +91-9930599266
Venue for opening of Bid	On line in Ex. Engineer (H.W.)W.W.'s office.

This tender document is not transferable.

The MCGM reserves the rights to accept any of the application or reject any or all the application received for above subject without assigning any reason thereof.

Sd/-  
Executive Engineer  
PRO/1927/ADV/2023-24  
(Head work) Water works

Let's together and make Mumbai Malaria free

## KOTAK MAHINDRA BANK LIMITED

Registered Office: 27 KCB, C-27, G. Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.

Corporate Identity No. L65110MH1985PLC038137.

Regional Office: Admas Place, 4th Floor, 166/16, CST Road, Kolverly Village, Kurchi Kurve Nagar, Near Hotel Hare Krishna, Santacruz East, Mumbai - 400098.

## PUBLIC NOTICE FOR E-AUCTION CUM SALE

Please treat this as a fresh notice which is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property mortgaged to the Authorized Officer of Kotak Mahindra Bank Ltd., will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our E-Auction Service Partner, M/s. C1 India Pvt. Ltd. i.e. [www.c1india.com](https://www.c1india.com) by the undersigned for sale of the immovable property of which particulars are given below:-

Name of the Borrower(s) / Guarantor(s) / Mortgagee(s)	Demand Notice Date and Amount	Description of the Immovable properties
(Loan Account No. IHL71422 & ILAP38142 1. Mr. Vijaykumar Sudhakar Tripathi (Borrower) & 2. Mrs. Sudha Vijay Tripathi (Co-Borrower)	Demand Notice Dated:- 10/01/2018 Rs. 6,07,705.79/- (Rupees Six Lakhs Seven Thousand Seven Hundred Five And Paise Seventy Nine Only) as on 09/01/2018	All the part and parcel of the Flat bearing No. 2, Ground Floor, Sneh Apartment, near Bhanu Sagar Cinema, Kalyan West, admeasuring 631 sq. ft.
<b>Reserve Price</b>	<b>Earnest Money Deposit (EMD)</b>	<b>Date of Inspection of Immovable Properties</b>
Rs. 47,32,500/- (Rupees Forty Seven Lakhs Thirty Two Thousand Five Hundred Only)	Rs. 4,73,250/- (Rupees Four Lakhs Seventy Three Thousand Two Hundred And Fifty Only)	15.12.2023 from 11 a.m. to 12 p.m
<b>Last Date for Submission of Offer/ EMD:-</b> 14.12.2023 till 5.00 pm	<b>Bid Incremental Amount:</b> Rs. 1,00,000/- (Rupees One Lakh Only)	

Kindly ignore the previous Auction Publication dated 2nd of November 2023 published in the vernacular language Navshakti & in English Free Press Journal. Consider this publication as fresh publication of Auction.

Important Terms & Conditions of Sale: (1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. <https://www.bankauctions.com> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s C1 India Pvt. Ltd. Department of our e-Auction Service Partner M/s. Vinod Chauhan, through Tel. No. +91 7291912425, 26. M/s. C1 India Pvt. Ltd. Email ID: [delhi@c1india.com](mailto:delhi@c1india.com) & [support@bankauctions.com](mailto:support@bankauctions.com); (4) To the best of knowledge and information of the Authorized officer, there is no encumbrance in the properties/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/rights/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; (5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://www.bankauctions.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Mumbai along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above

The Borrower(s) / Mortgagee(s) / Guarantor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues

