

TRIUMPH INTERNATIONAL FINANCE INDIA LTD.

Date: 30/05/2024

To,
BSE Limited
Corporate Relationship Department
The Bombay Stock Exchange Limited
Dalal Street, Mumbai – 400001.

Ref: Security Code - 532131

Sub: Submission of newspaper advertisements of audited financial results quarterly and year ended 31st March, 2024.

Dear Sir,

Pursuant to the provisions of Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015, kindly find attached herewith copies of newspaper advertisements of the audited financial results quarterly and year ended 31st March, 2024, published in "FREE PRESS JOURNAL" - English Edition and "NavShakti" - Marathi Edition on Friday, 30th May 2024.

We request you to take this information on your records.
Thanking you.

Yours Faithfully,
For Triumph International Finance Private Limited

Nagesh Vinayakrao Kutaphale
Director
DIN: 00245782
Encl.: As above

PUBLIC NOTICE

NOTICE is hereby given to the public at large that the undersigned advocate is investigating the title of Harmony Lifestyle Structures Private Limited in respect of properties more particularly described in the schedule written herein under.

Therefore, in case if anyone or any party having or claiming any rights, title, interest, claim demand or estate interest in respect of or upon the said properties or any part thereof, in any manner, nature or capacity whatsoever by way of sale, exchange, mortgage, let, lease, lien, charge, license, gift, possession, easement, assignment or encumbrances of whatsoever nature or otherwise are hereby requested to intimate in writing to the undersigned along with the documentary proof in respect thereof, within 14 days from the date of publication of this notice. Failing which it shall be presumed that no any other person/s or party having any rights, title, interest, demand and claim over the said properties and every part thereof and if any, the same have been waived off and accordingly the undersigned shall proceed to issue a title certificate in respect of the same.

SCHEDULE OF PROPERTIES

Village-Owala, Ghodbunder Road, Thane, Taluka & District – Thane, within the local limits of Thane Municipal Corporation.

Sr. No.	Old Survey/Hissa No.	New Survey/Hissa No.	Area in Sq. Meters
1	62/6(pt)	102/6/2	3420
2	59/1(pt)	104/1/B/1/2	1075
3	63/2	101/2	0760
4	59/2	104/2	1290
5	61/2	103/2	0280
6	61/4	103/4	0480

Date : 30/05/2024

Address:

Prakash B. Gada, Advocate

Sd/-
Prakash B. Gada
Advocate

Fiat No. 501, Sheetal Apartment,
5th Floor, Near Bedekar Hospital,
Rammaruti Cross Road No.4, Naupada, Thane (West)-400602

PUBLIC NOTICE

Notice is hereby given that my clients are negotiating with MRS. REHANA ETIBARSHAH KHAN for purchase of her right, title and interest in the Premises and shares pertaining thereto, more particularly described in the Schedule hereunder written.

All persons having any right, title, claim or interest in respect of the premises by way of sale, exchange, mortgage, charge, gift, trust, inheritance, possession, lease, lien, maintenance, easement, device, bequest, encumbrance or otherwise however are hereby requested to make the same known in writing along with documentary proof to the undersigned at his office address Shop No. 109, 1st floor, Crystal Shoppers Paradise, Junction of 24th and 33rd Road, Bandra (W), Mumbai - 400 050 within 14 days from the date hereof, failing which any such claims shall be disregarded and shall be deemed to have been waived and/or abandoned and my clients will proceed with the purchase of the Premises.

SCHEDULE

(a) Flat No. 602 admeasuring 1633 square feet carpet area on the sixth floor along with two (2) car parking spaces bearing No. 27 and 33 on the First Podium level along with two (2) stack car parking spaces bearing No. C-1 and C-2 on the ground floor of the building known as "PEGASUS" standing on the Plot No. E/33 bearing C.T.S. No. G/605 of Revenue Village Bandra, situated at 15th Road, Santacruz West, Mumbai - 400 054.

(b) Ten Shares of Rs. 50/- in SANTACRUZ SUVARNA CO-OPERATIVE HOUSING SOCIETY LIMITED bearing distinctive Nos. 101 to 110 held under Share Certificate No. 005/2018 dated 6th May, 2018.

Date : 30th day of May 2024.

Mahesh L. Motwani

Advocate

POSSESSION NOTICE

Whereas, the authorized officer of Jana Small Finance Bank Limited (Formerly known as Janakshmi Financial Services Limited), 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 3 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s) Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of notice and/or realisation.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
1	32139630000070	1) Mr. Ramesh Narayan Gavali (Borrower), 2) Mrs. Vandana Narayan Gavali (Co-Borrower)	Rs.2,48,785.90 (Rupees Two Lakhs Forty Eight Thousand Seven Hundred Eighty Five and Ninety Paise) as of 26/02/2024	Date: 29-05-2024 Time: 03:00 PM Symbolic Possession

Description of Secured Asset: All that part and parcel House No.908, Area - 225.00 Sq.ft. at Manivali PO Nerat Near Marathi School, Tal. Karjat, District Rigad, Mumbai, Maharashtra-410101. On or towards East: Open Plot. On or towards West: House. On or towards North: House, On or towards South: House.

Whereas, the Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby is given to the Borrowers mentioned herein above in particular and to the Public in general that the authorized officer of Jana Small Finance Bank Limited has taken Symbolic possession of the properties/ secured assets described herein above 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 above. The Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured Assets will be subject to the charge of Jana Small Finance Bank Limited.

Place: Thane

Date: 30.05.2024

Sd/-
Authorized Officer,
Jana Small Finance Bank Limited

JANA SMALL FINANCE BANK
(A scheduled commercial bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/28, Off Dholur, Karamangla Inner Ring Road, Next to EGI Business Park, Challaahatta, Bangalore-560071. Branch Office: Shop No.4 & 5, Ground Floor, Indiabulls Mint, Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.

PROCLAMATION OF SALE
OFFICE OF THE RECOVERY OFFICER - I
DEBT RECOVERY TRIBUNAL - I, MUMBAI
2nd FLOOR, TELEPHONE BHAVAN, STRAND ROAD, COLABA MARKET, COLABA, MUMBAI - 400005
R. P. No. 885 OF 2016
DATED: 16/05/2024
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTION ACT, 1993
Asset Reconstruction Company (India) Limited..... Certificate Holder

Versus
M/s. Mitsen Chemicals and Allied Products Pvt. Ltd. & Ors. Certificate Debtors
CD No.1 M/s. Mitsen Chemicals & Allied Products Pvt. Ltd., Near Basant Pictures, Dr. Chhotiram Gidwaney Road, Chembur, Bombay - 400074.
CD No.2 Mr. Mitsen Desai, Near Basant Pictures, Dr. Chhotiram Gidwaney Road, Chembur, Bombay - 400074.
CD No.3 Mrs. Aruna Desai, Near Basant Pictures, Dr. Chhotiram Gidwaney Road, Chembur, Bombay - 400074.
CD No.4 French Dyes and Chemicals (India) Limited, 109-D, Sion Matunga Industrial Estate, Sion, (East), Mumbai - 400022.
CD No.5 Shri Shankar Cyanamide Co-Polymers Private Limited, Soman House, Dr. C.G. Road, Chembur, Vadavali, Mumbai - 400074.

Whereas the Hon'ble Presiding Officer Debts Recovery Tribunal No. II, Mumbai has drawn up Recovery Certificate in Original Application No. 245 of 2001 for Recovery of Rs. 2,96,94,908.27 (Rupees Two Crores Ninety Six Lakhs Four Thousand Nine Hundred Eight and paise Twenty Seven Only) with interest and cost from the Certificate Debtors and the sum of Rs. 739,04,94,724/- (Rupees Seven Hundred Thirty Nine Crore Four Lakh Ninety Four Thousand Seven Hundred and Twenty Four Only) is recoverable together with interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said Certificate.

And whereas a sum of Rs. 739,04,94,724/- (Rupees Seven Hundred Thirty Nine Crore Four Lakh Ninety Four Thousand Seven Hundred and Twenty Four Only) inclusive of cost and interest thereon.

1. Notice is hereby given that in the absence of any order of postponement, the said property shall be sold on 16/07/2024 between 02:00 pm to 04:00 pm (with auto extension clause in case of bid in last 5 minutes before closing, if required) by e-auction and bidding shall take place through "Online Electronic Bidding" through the website of M/s. C-1 India Pvt. Limited, <https://www.bankauctions.com>, Plot No. 301, Udyog Vihar, Phase 2, Gulf Petrochem Building, Building No. 301 Gurgaon, Haryana, PIN - 122015. Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24. Contact Person Mr. Bhavik Pandya, Mobile- 8866682937. For further details contact: Mr. Kamal Mishra, Mobile No: 9819820760.

2. The sale will be of the property of the Certificate Debtor above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

3. The property will be put up for sale in the lots specified in the schedule, the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down. The arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

4. No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid, to acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions.

5. The particular specified in the annexed schedule have been stated to the best information of the undersigned shall not answerable for any error, mis-statement or omission on this proclamation.

6. The assets shall be auctioned as per the following details:

Sr. No.	Description of the property	Date of Inspection	Reserve Price	EMD Amount	Increment Bid
i)	Flat No. 23, 4 th Floor, Building No. 2, Hill Park, Hill Properties Ltd., A. G. Bell Road, Malabar Hill, Off. Mount Pleasant Road, Mumbai - 400006.	08.07.2024	Rs. 8,00,00,000/-	Rs. 80,00,000/-	Rs. 5,00,000/-

7. The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline / acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

8. The public at large is hereby invited to bid in the said E-Auction. The online offers alongwith EMD Amount Rs. 80,00,000/- (Rupees Eighty Lakhs Only) is payable by way of RTGS / NEFT in the Account No. 0291232000561, of Asset Reconstruction Company (India) Ltd., with HDFC Bank Ltd., Kamala Mills Compound Branch, Senapati Bapat Marg, Lower Parel, Mumbai - 400013, IFSC Code No.: HDFC0000291 of the Certificate Holder Bank at Mumbai. Attested photocopy of TAN / PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offers alongwith EMD and the other information / details is on 11.07.2024 up to 04:30 pm. The physical inspection of the immovable property mentioned herein below may be taken on 08.07.2024 between 11:00 a.m. to 04:00 p.m. at the property site. Society/ Members of Hill Properties Limited also are at liberty to participate in the bid/ Auction.

9. The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation / attorney of the company and the receipt / counter file of such deposit should reach to the said service provider or CH Bank by e-mail or otherwise by the said date.

10. Physical Copy of originally signed Auction Bid Form along with KYC documents i.e. PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration shall be submitted before the Recovery Officer - I Debts Recovery Tribunal-I, Mumbai in sealed cover on or before 11.07.2024 upto 04:30 p.m. failing which bid shall be rejected.

11. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 04:30 p.m. in the said account as per detail mentioned in para 8 above. In addition to the above the purchaser shall also deposit poundage fee with Recovery Officer, DRT-I / PAN card Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/-through DD in favour of Registrar, DRT-I, Mumbai.

12. The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day in the account as mentioned in para 8.

13. In case of default of payment within the prescribed period, the deposit, after detraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.

14. Once the bid is submitted, it shall be mandatory for the bidders to participate in the e-auction bidding process by logging in on the e-auction portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.

15. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only on the account number mentioned by such bidder by the concerned bank.

16. The property is being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

17. The undersigned reserve the right to accept or reject any or all bids is found unreasonable or postpone the auction at any time without assigning any reason.

18. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation

SCHEDULE

Sr. No.	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims if any which have been put forward to the property, and any other known particulars bearing on its nature and value
i)	Flat No. 23, 4 th Floor, Building No. 2, Hill Park, Hill Properties Ltd., A. G. Bell Road, Malabar Hill, Off. Mount Pleasant Road, Mumbai - 400006	NA	NA	No claim as on the date of sale. Tenant Occupied

Given under my hand and seal of this Tribunal at Mumbai on this 16th day of May, 2024.

SEAL

Sd/-
(AJEET TRIPATHI),
RECOVERY OFFICER I, DRT-I, Mumbai

RENAISSANCE GLOBAL LIMITED
CIN L36911MH1989PLC054498
Regd Office : Plot Nos. 36A & 37, SEEPZ-SEZ, Andheri (East), Mumbai - 400 096.

AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER / YEAR ENDED MARCH 31, 2024

(₹ in Lakhs)

Sr. No.	Particulars	Quarter Ended		Year Ended	
		Mar 31, 2024 Audited	Dec 31, 2023 Unaudited	Mar 31, 2023 Audited	Mar 31, 2024 Audited
1	Total Income from Operations (net)	53,958.79	65,787.80	50,137.74	2,11,695.27
2	Net Profit before tax and Exceptional items	2,309.60	3,234.60	1,849.86	8,540.47
3	Net Profit after tax and Exceptional items	2,103.79	2,788.16	1,736.19	8,780.83
4	Total Comprehensive Income for the period / year [Comprising Profit/(Loss) for the period/year (after tax) and Other Comprehensive Income (after tax)]	3,199.01	3,978.87	4,102.70	12,202.22
5	Equity Share Capital (Face Value of ₹ 2/- each)	1,922.63	1,922.63	1,887.94	1,922.63
6	Earning Per Share EPS (of ₹ 2/- each not annualised)				
	Continuing Operations				
	Basic	2.05	2.92	2.16	7.59
	Diluted	2.03	2.91	2.14	7.54
	Discontinued Operations				
	Basic	-	-	-0.01	-
	Diluted	-	-	-0.01	-
	Continuing and Discontinued Operations				
	Basic	2.05	2.92	2.15	7.59
	Diluted	2.04	2.91	2.13	7.54

NOTES :

1. The above Audited Consolidated Financial Results were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 29, 2024.

2. The above is an extract of the detailed format of quarterly / yearly financial results filed with the stock exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the quarterly financials results are available on the websites of Stock Exchanges www.bseindia.com and www.nseindia.com and also on the Company's website www.renaissanceglobal.com.

3. Key numbers of Standalone Results are as under:

(₹ in Lakhs)

Particulars	Quarter Ended		Year Ended	
	Mar 31, 2024 Audited	Dec 31, 2023 Unaudited	Mar 31, 2023 Audited	Mar 31, 2024 Audited
Revenue	34,828.31	42,935.11	30,694.15	1,39,607.73
Profit Before Tax	404.16	790.73	(219.48)	2,738.58
Profit After Tax	342.95	567.37	(248.66)	2,071.39
Total Comprehensive income for the period/year after tax	419.52	684.47	870.94	3,170.96

For RENAISSANCE GLOBAL LIMITED

HITESH M. SHAH
MANAGING DIRECTOR
DIN No. 00036338

Place : Mumbai
Dated : May 29, 2024

Triumph International Finance India Limited
Oxford Centre, 10 Shroff Lane, Colaba Causeway, Colaba, Mumbai - 401 053.

Statement of Audited Standalone & Consolidated Financial Results For The Quarter Ended 31st March, 2024

(Rs. in Lacs)

Sr. No.	Particulars	Quarter Ended		Year Ended		Quarter Ended		Year Ended	
		31/03/2024 (Audited)	31/03/2023 (Unaudited)	31/03/2023 (Audited)	31/03/2024 (Unaudited)	31/03/2023 (Audited)	31/03/2024 (Unaudited)	31/03/2023 (Audited)	31/03/2024 (Unaudited)
1.	Income								
a)	Revenue from Operations	184.47	84.74	78.95	369.84	262.81	184.47	84.74	78.95
b)	Other Income	-	-	-	-	-	-	-	-
c)	Total Income	184.47	84.74	78.95	369.84	262.81	184.47	84.74	78.95
2.	Expenses								
a)	Cost of materials consumed	-	-	-	-	-	-	-	-
b)	Purchase of stock-in-trade	-	-	-	-	-	-	-	-
c)	Change in inventories of stock-in-trade	-	-	-	-	-	-	-	-
d)	Employee benefits expense	0.46	-	0.60	1.26	1.89	0.46	-	0.60
e)	Depreciation and amortisation expense	-	-	-	-	-	-	-	-
f)	Finance costs	-	-	-	-	-	-	-	-
g)	Other expense	16.91	1.05	16.70	35.69	23.54	16.91	1.05	16.70
h)	Income tax	17.37	1.05	17.30	36.95	26.43	17.37	1.05	17.30
i)	Total Expenses	147.10	62.90	61.64	349.86	273.38	147.10	62.90	61.64
3.	Profit/(Loss) before tax	147.10	62.90	61.64	349.86	273.38	147.10	62.90	61.64
4.	Profit/(Loss) for the period (3-4)	147.10	62.90	61.64	349.86	273.38	147.10	62.90	61.64
5.	Net Profit/(Loss) for the period (3-4)	147.10	62.90	61.64	349.86	273.38	147.10	62.90	61.64
6.	Other Comprehensive Income								
a)	Items that will not be reclassified subsequently to profit or loss	-	-	-	-	-	-	-	-
b)	Items that will be reclassified subsequently to profit or loss	-	-	-	-	-	-	-	-
c)	Total Other Comprehensive Income (net)	-	-	-	-	-	-	-	-
7.	Total Comprehensive Income for the period (5+6)	147.10	62.90	61.64	349.86	273.38	147.10	62.90	61.64
8.	Profit/(Loss) after tax	147.10	62.90	61.64	349.86	273.38	147.10	62.90	61.64
9.	Earnings per share (Face Value Rs. 10/-)	1.47	0.63	0.62	3.49	2.73	1.47	0.63	0.62
10.	Earnings per share (Face Value Rs. 10/-)	1.47	0.63	0.62	3.49	2.73	1.47	0.63	0.62

Notes:

1. The above results were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 28th May, 2024 and subjected to a limited review by the Statutory Auditors of the Company.

2. The financial results of the company are prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) prescribed under section 133 of the Companies Act, 2013 read with relevant Rules issued there under and other accounting principles generally accepted in India and SEBI circular dated 29.07.2018.

3. The Statutory Auditors of the company have not expressed any opinion on the financial results of the company as a whole.

4. The results with the National Stock Exchange of India Limited (NSE), BSE Limited, and the Reserve Bank of India are subject to reconciliation, and consequential adjustments.

5. Figures for the previous periods/years are re-classified as arranged to be grouped, where necessary.

Place : Mumbai
Date : May 25, 2024

For and on behalf of the Board
of Triumph International Finance India Limited
Nagesh Kulkarni - Director

PUBLIC NOTICE

*The Shares of Flat No. 11 in Chaitanya CHS, Plot No. 48, Near Wadala Flyover, Wadala East-400037, which was owned by the late Mr. Shivram Vaman Prabhu, will now be transferred in the name of his son Mr. Sandeep Shivram Prabhu.

The Society invites claims or objections for this transfer within 15 days from the publication of this notice, to the Hon Chairman/ Hon Secretary with copies of proofs to support the claim/objection, else the society shall be at the liberty to transfer the shares of Flat No. 11 in the name of Mr. Sandeep Shivram Prabhu."

MUMBAI DISTRICT CENTRAL CO-OP. BANK LTD.
Head Office : Mumbai Bank Bhavan, 207, Dr. D. N. Road, Fort, Mumbai 400 001.
Phone : (022) 2261 7154-59 Fax : (022) 2267 1527
E Mail : mumbai@mumbaidistrictbank.com, Website: www.mdccbank.com

REGISTERED POST A/D.
MDCC/TRL-OLREFNR/SARFAESI/2024/312938
May 22, 2024

NOTICE TO BORROWER / CO-BORROWER / MORTGAGORS.
(Notice U/s. 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002)

1. Tirumalla Oil Refinery Pvt. Ltd.
2. Mrs. Archana Suresh Kute
3. Mr. Suresh Dnyanobharao Kute
4. Tirumalla Agro Industries Pvt. Ltd.

Address: - Tirumalla Oil Refinery Pvt. Ltd., Survey No.15-AA-2, Mochi Pimpalgao, Talegaon Road, Beed - 431 122.

Ref: - Demand of outstanding of aggregating amount of Rs.25,76,42,294/- (Rupees Twenty Five Crore Seventy Six Lakhs Forty Two Thousand Two Hundred Ninety Four Only) due and payable by you as on 30/04/2024.

Dear Madam / Sirs,

1. You are the Borrower/s /Co-borrower/s and for Mortgagor/s for the abovementioned loan facility and aware that Mumbai District Central Co-Op. Bank Ltd. (hereinafter referred to as "the Bank") had sanctioned/ disbursed to you the said loan facilities mentioned as below on the terms and conditions specifically mentioned in the sanction letter as mentioned in the table here below, which were duly accepted by you.

Sr. No.	Loan Sanction Ref. No.	Date of Sanction	Type of Facility	Amount (Rs.)
1.	MB/Corporate Loan Dept / F - Tirumalla/2019-203193	05/12/2019	Medium Term	60,00,00,000/-
2.	MB/Corporate Loan Dept / F - Tirumalla/2022-23/12458	27/03/2023	Immovable & Property Mortgage Term Loan	25,00,00,000/-
Total Rs.				85,00,00,000/-

2. You along with Mortgagors have jointly and severally created registered mortgage on properties as specifically mentioned in the Schedule in favor of the Bank and also executed the security documents in favor of the Bank along with the execution of other loan documents.

3. We state that the present statutory notice is hereby issued to you in respect of loan facility of Rs.25,00,00,000/- availed by you vide Loan Sanction Letter bearing Ref. No. MB/Corporate Loan Dept / F - Tirumalla/2022-23/12458, dated 27th March, 2023. We regret to state that the conduct and operation of your above mentioned loan facility account has not been satisfactory and that you have not adhered to the terms and conditions of Loan Agreement & sanction Letters.

4. We have to state that your loan accounts have been classified as Non-Performing Asset (NPA) on 29/12/2023 as per the norms of Reserve Bank of India (RBI). The following sum is due and payable by you as on 30/04/2024.

Sr. No.	Particulars	Amount (Rs.)
1.	Facility Type and Amount	25 Crore TL
2.	Principal Outstanding	23,75,00,000/-
3.	Rate of Interest (As per Sanction Letter)	12.50%
4.	Repayment Type	Quarterly Installment
5.	Interest Pending	2,01,42,294/-
Total Outstanding Rs.		25,76,42,294/-

The aforesaid amount of Rs.25,76,42,294/- (Rupees Twenty Five Crore Seventy Six Lakhs Forty Two Thousand Two Hundred Ninety Four Only) shall carry applicable interest with monthly rests and penal interest, charges till payment and/or realization.

5. This notice is being issued to you being Borrower / Co-borrowers as well as Mortgagors of the loan facility and others being Mortgagors by the undersigned who is the competent officer and in whose favor the Bank has delegated the powers to issue notices and do all acts deemed fit and necessary under the provisions of the said Act.

6. We have to instruct you that under section 13 (13) of the said Act you are restricted not to deal with and/or dispose-off the aforesaid mortgaged property from the date of this notice without our prior written consent. We have to inform you that in the event of you disposing off the secured assets, such transactions will be considered null and void as per the said Act and apart from that we will initiate both civil and criminal proceedings against all of you jointly and severally.

7. Under the aforesaid circumstances we call upon you to pay to us the aggregate sum of Rs. 25,76,42,294/- (Rupees Twenty Five Crore Seventy Six Lakhs Forty Two Thousand Two Hundred Ninety Four Only) as on 30/04/2024 within 60 days from the date of receipt of this notice failing which, please take note that we shall be constrained to take recourse under the provisions of the said Act against both of you or any of you and interalia to take possession of the moveable and immovable properties charged to us as mentioned herein above and their sale either by private treaty and/or enforce the securities created there under entirely at your risk as to the costs and consequences thereof.

Yours faithfully,
For Mumbai District Central Co-Op. Bank Ltd.
Sd/-
Mr. Sanjay B. Mhapuskar
Authorized Officer

SCHEDULE OF MORTGAGED PROPERTIES

Sr. No.	Description of Secured Assets	Title Deed No / Name of the Owner
1.	An Industrial Plot of land admeasuring an area of 04.H.61R together with factory building, office building, plant & machinery, industrial shed, godown, messages, tenements and other structures, lying and being at Gat No.191, Village – Malapuri, Taluka and District at Beed	Tirumalla Agro Industries Pvt. Ltd. Sale Deed dated 26/5/2022 Document No.BED – 1 – 2427 – 2022, dated 26/5/2022

By East : Land of Yunus Beig Yasin Beig
By West : Land of Shoukhat Beig / Daulat Beig
By South : Land of Mr. Ramnath Triphale
By North : Land of Tirumalla Agro Ind. Pvt. Ltd.

Seal

Sd/-
S.B. Mhapuskar
(Authorized Officer)
Mumbai District Central Co-Op. Bank Ltd.

M/s. UNIVERSAL ARTS LIMITED
CIN: L22300MH1995PLC091082
Plot No. 45, Ganpati Bhavan, N. G. Road, Goregaon (West), Mumbai - 400 062 • Tel.: 2874 8995 / 2874 9001
Email : universalartslimited@hotmail.com • Web : www.universal-arts.in

EXTRACT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE YEAR ENDED 31.03.2024 (Rs. in lakhs)

Particulars	For the quarter ended 31.03.2024 Audited	Corresponding Quarter
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