



Ref: MBFSL/BSE/2025-26/53

February 13, 2026

To,
BSE Limited
Listing Department,
Phiroze Jeebhoy Towers,
Dalal Street,
Mumbai – 400 001

Dear Sir/Madam,

Sub: Newspaper Advertisement for Special window for transfer and dematerialisation of Physical Shares

Pursuant to Regulation 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith newspaper publications relating to “Special Window for Re-lodgement of Transfer Request of Physical Shares” as per SEBI Circular No. HO/38/13/11(2)2026-MIRSD-POD/1/3750/2026 dated January 30, 2026 as published in the following newspapers on February 13, 2026:

- Free Press Journal (English Language) and
- Navshakti (Marathi language)

This is for your information and records.

The above information is also available on the website of the Company www.mbfsl.com.

Thanking you,

Yours faithfully,

For **Mukesh Babu Financial Services Limited**

Nupur Chaturvedi
Company Secretary, Group Head - Legal & Compliance
ACS 30139

Encl: As above

RIDHI SYNTHETICS LIMITED
 Regd Office: 11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai 400021.
 Tel: 022 - 2204 2554 / 2204 7164 - Email: ridhisynthetics@gmail.com
 CIN: L51900MH1981PLC025265 - Website: www.ridhisynthetics.com

EXTRACT OF STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED 31ST DECEMBER, 2025

Particulars	(Rs. in Lacs)		
	Quarter Ended 31.12.2025 (Unaudited)	Nine Months Ended 31.12.2025 (Unaudited)	Quarter Ended 31.12.2024 (Unaudited)
Total Income from Operations	12.49	37.45	10.85
Net Profit / (loss) for the period (before tax, Exceptional and/or Extraordinary items) ordinary activities after tax	34.42	86.95	36.77
Net Profit / (loss) for the period before tax (after Exceptional and/or Extraordinary items)	34.42	86.95	36.77
Net Profit / (loss) for the period after tax (after Exceptional and/or Extraordinary items)	25.94	65.71	26.48
Total Comprehensive Income for the period (Comprising Profit/Loss) for the period (after tax) and other Comprehensive Income (after tax)	516.56	874.08	(640.80)
Equity Share Capital	-	-	-
Earnings Per Share (of Rs. 10/- each) (For continuing and discontinued operations)- Basic and Diluted	2.16	5.47	2.20

NOTES:
 1) The above is an extract of the detailed format of Quarter and Nine Months ended 31.12.2025 Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 read with SEBI circular dated 5th July, 2015. The full format of the Quarterly Financial Results is available on the Stock Exchange website: BSE Limited (www.bseindia.com).
 2) The above were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 12th February, 2026.

Place: Mumbai
 Date: 12th February, 2026

For Ridhi Synthetics Limited
 Sd/-
 Vishal Chaturvedi
 Wholetime Director

MUKESH BABU FINANCIAL SERVICES LIMITED
 CIN: L65920MH1985PLC035504
 Regd. Office: 111, Maker Chambers III, 223, Nariman Point, Mumbai - 400021, Tel: 022-26232051, 22844015
 Web: www.mbsfs.com; E-mail: secretarial@mukeshbabu.com

NOTICE
SPECIAL WINDOW FOR TRANSFER AND DEMATERIALIZATION OF PHYSICAL SHARES
 Pursuant to SEBI Circular No. HO/38/13(11)(2)2026-MIRSD-PDN3750/2026 dated January 30, 2026, all shareholders are hereby informed that a Special Window for transfer and dematerialization of Physical Shares has been opened for a period of one year, from February 5, 2026 to February 4, 2027 to facilitate transfer and dematerialization of physical securities which were sold/purchased prior to April 01, 2019. The said special window shall also be available for such transfer requests which were submitted earlier and were rejected/returned/not attended to due to deficiency in the documents/process or otherwise. Further, the securities so transferred shall be mandatorily credited to the transferee only in demat mode and shall be under lock-in for a period of one year from the date of registration of transfer. Such securities shall not be transferred/lien-marked/ pledged during the said lock-in period.
 The eligible shareholders will have to submit their transfer requests, along with the requisite documents to our Registrar & Share Transfer Agent, M/s. MUFJ Intime India Private Limited at C-101, 247 Park, LBS Marg, Vikhroli (West), Mumbai-400083, Email-Investor.helpdesk@in.mpmf.com, Contact No- (022) 49186270 within stipulated period.
For Mukesh Babu Financial Services Ltd.
Dated: : February 13, 2026 S/D
Place: Mumbai Nupur Chaturvedi
Company Secretary, Group Head- Legal & Compliance

SYMBOLIC POSSESSION NOTICE

ICICI Bank Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No. B3, WIFI IT PARK, Wagle Industrial Estate, Thane (West)- 400604.

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.
 Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Nilesh Sakharan Badgjar & Bharati Nilesh Badgjar-LB/LN00005690745	Flat No.107, 1st Floor, "Vasukamal Samruddhi" S.No.311/1A, Plot No.1+2+3+4 Maharashtra Jalgaon- 425001/ February 09, 2026	September 17, 2025 Rs. 14,52,211.43/-	Jalgaon
2.	Bharati Nilesh Badgjar & Nilesh Sakharan Badgjar-LB/LN00005194343	Flat No.108, 1st Floor, Vasukamal Samruddhi, Plot No. 1, 2+3+4, Survey No. 311/1A, Zone No. 1/130, Mouze Jalgaon, Maharashtra, Jalgaon-425001/ February 09, 2026	October 09, 2025 Rs. 11,62,544.16/-	Jalgaon

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold for 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.
 Date: February 13, 2026
 Place: Jalgaon

Sincerely Authorised Officer
 For ICICI Bank Ltd.

FGP LIMITED
 CIN: L26100MH1962PLC012406
 Registered Office - Commercial Union House, 9- Wallace Street, Fort, Mumbai - 400 001
 Tel: +91 2207 0273/ 2201 5269;
 Email: investors@fgpl.in; Website: www.fgpl.in

NOTICE TO SHAREHOLDERS
Special Window for Transfer and Dematerialisation of Physical Securities
 Pursuant to SEBI Circular No. HO/ 38/ 13(11)(2)2026-MIRSD-P00/ 13/750/2026 dated January 30, 2026, a special window has been opened for a period of one year from February 05, 2026 to February 04, 2027 to facilitate transfer and dematerialisation of physical securities which were sold/purchased prior to April 01, 2019, and/or were rejected / returned / not attended to due to deficiency in the documents / process / or otherwise and will be applicable in following cases:
 1. Where original share transfer request(s) are not lodged prior to April 01, 2019, and the shareholder's holding original share certificate;
 2. Where original share transfer request(s) were lodged prior to April 01, 2019, and those were rejected/returned/not attended due to deficiency in the documents/process/or otherwise and the shareholder is holding original share certificate.
 Shareholders are encouraged to utilise this facility by furnishing necessary documents to Bighare Services Private Limited, the Company's Registrar and Share Transfer Agent at Office No. S6-2, 6th Floor, Pinnacle Park, Next to Ahura Centre, Mahakali Caves Road, Anand (East), Mumbai - 400 093, Tel. Nos.: +91 22 62638200, Email ID: investor@bighareonline.com
 Please note that these shares shall be mandatorily credited to the transferee, only in demat mode and shall be under lock-in for a period of one year from the date of registration of transfer. These securities shall not be transferred/lien marked/pledged during the said lock-in period.
For FGP Limited
 Sd/-
 Shalu Sarraf
 Company Secretary & Compliance Officer
 Place: Mumbai
 Date: February 12, 2026

SHRIRAM
 Asset Management
 NURTURING TRUST, SHAPING DREAMS
 SHRIRAM ASSET MANAGEMENT COMPANY LIMITED
 CIN: L65991MH1994PLC079874
 Registered Office: 217, 2nd Floor, Swastik Chambers, Near Junction of S.T & C.S.T. Road, Chembur, Mumbai - 400 071. Tel: 022-69473400
 Email ID: srmf@shriramamc.in Website: www.shriramamc.in

NOTICE OF POSTAL BALLOT AND REMOTE E-VOTING
 The Members of Shirram Asset Management Company Limited ("the Company") are hereby informed that pursuant to the provision of section 110 read with section 108 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") read with rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 (the "Rules"), General Circular Nos. 14/2020 dated April 8, 2020; 17/2020 dated April 13, 2020; read further with other relevant circulars, the latest being 03/2025 dated September 22, 2025, issued by the Ministry of Corporate Affairs ("MCA Circulars"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Secretarial Standard on General Meetings, the Company has on Thursday, February 12, 2026, through e-mail, sent the Notice of Postal Ballot dated February 06, 2026 ("Postal Ballot Notice") along with the details of remote e-voting to the Members whose names appeared in the Register of members/List of Beneficial Owners maintained by Purva Sharegistry (India) Private Limited, Registrar and Share Transfer Agent (RTA), and the Depositories as on Friday, February 06, 2026 ("Cut-off date") and who have registered their email addresses with the RTA or with the Depositories as on the Cut-off date, for seeking consent of the Members through Postal Ballot (i.e. Voting through electronic means), in relation to the resolutions as detailed in the said Postal Ballot Notice.
 The Board of Director of the Company has appointed Mr. Suhas S. Ganpule (ICSI Membership No. A12122), Proprietor, of M/s. S.G. & Associates, Practicing Company Secretaries, as the Scrutinizer for conducting voting process in a fair and transparent manner.
 The Company has engaged the services of Central Depository Services (India) Limited ("CDSL") for providing e-voting facility to the Members of the Company. The Postal Ballot Notice is available on the Company's website at www.shriramamc.in and on the website of Stock Exchange i.e. BSE Limited at https://www.bseindia.com and on the website of CDSL at www.evotingindia.com. Members who have not received the Postal Ballot Notice may download it from the above mentioned websites.
 The e-voting period commences on Monday, February 16, 2026 at 9:00 A.M. (IST) and ends on Tuesday, March 17, 2026 at 5:00 P.M. (IST). The e-voting will not be allowed beyond the aforesaid date and time, and the same shall be disabled by CDSL upon expiry of the aforesaid period.
 In terms of the relaxation granted by the MCA/SEBI, companies are permitted to conduct the Postal Ballot by sending notice in electronic form only. Hence, the Company has not dispatched the Postal Ballot Notice, Postal Ballot Form and pre-paid business reply envelope by post or courier to the Members. However, it is clarified that all the persons who are Members of the Company as on the Cut-off date, i.e. Friday, February 06, 2026 (including those Members who may not have received this Notice due to non-registration of their email IDs with the RTA or the Depositories), shall be entitled to vote in relation to the resolutions specified in the Postal Ballot Notice.
 Manner of registering / updating Email address and Mobile No(s):
 a. Members holding shares in physical mode, who have not registered / updated their e-mail address and mobile no. with the Company, are requested to register / update the same by submitting a duly filled and signed Form ISR-1 along with requisite supporting documents with RTA of the Company available on the website of RTA at https://www.purvashare.com/fac.
 b. Members holding shares in dematerialised mode, who have not registered / updated their email address and mobile no. are requested to register / update their e-mail address and mobile no. with the Depository Participants ("DPs") where they maintain their demat accounts, as per the process advised by the DPs.
 In case of any query in respect of voting by electronic means, Members may contact at the following address: Mr. Rakesh Dalvi, Sr. Manager, CDSL, Marathon Futurex, A-Wing, 25th Floor, N.M. Joshi Marg, Lower Panel, Mumbai-400013, Contact No. 18002109911 e-mail: helpdesk.evoting@cdslindia.com.
 The Members whose name appears in the Register of Members/List of Beneficial Owners maintained by the RTA and the Depositories as on the Cut-off date, will be considered for e-voting and any person who is not a member as on the Cut-off date should treat this Notice for information purposes only.
 Members are requested to carefully read all the notes set out in the notice and in particular, instructions for manner of casting vote through remote e-voting.
 The Scrutinizer will submit his report to the Chairperson or any person authorized by him after completion of the scrutiny on March 17, 2026 and the results of voting by postal ballot will be declared on March 17, 2026, at the Registered office of the Company at 217, 2nd Floor, Swastik Chambers, Near Junction of S.T & C.S.T. Road, Chembur, Mumbai - 400 071 by placing it along with the Scrutinizer's report on its notice board, Company's website at www.shriramamc.in and on the website of the CDSL at www.evotingindia.com and shall also be communicated to BSE Limited.
For Shirram Asset Management Company Limited
 Sd/-
 Kartik Jain
 Managing Director & Chief Executive Officer
 DIN: 09800492
 Place: Mumbai
 Date: February 12, 2026

यूनियन बैंक Union Bank of India
 ऑफ इंडिया
 भारत सरकार का प्रमुख A Government of India Undertaking
 Kapur Bawdi Branch, Address: Lal Bahadur Shastri Marg, Old Bombay-agra Road, Kapurbawdi, Thane, Mumbai-400001
 Email : ubn0532011@unionbankofindia.bank

DEMAND NOTICE UNDER SEC.13 (2)
 Date: 30.01.2026

To,
1. Mrs. Amruta Yogesh Lakaria (Co-Applicant/Mortgagor),
 Address- Flat No. 701, Wing B3, Ridhii Siddhi Complex, Temgarpada Bhiwandi Thane - 431302
2. Estate of the deceased Late Mr. Yogesh Suresh Lakaria (Applicant and Mortgagor), represented by: Mrs. Amruta Yogesh Lakaria (Wife of Late Mr. Yogesh Suresh Lakaria)
 Address- Flat No. 701, Wing B3, Ridhii Siddhi Complex, Temgarpada Bhiwandi Thane - 431302
3. Estate of the deceased Late Mr. Yogesh Suresh Lakaria (Applicant and Mortgagor), represented by: Miss. Manashri (Daughter of Late Mr. Yogesh Suresh Lakaria)
 Address- Flat No. 701, Wing B3, Ridhii Siddhi Complex, Temgarpada Bhiwandi Thane-431302.
4. Estate of the deceased Late Mr. Yogesh Suresh Lakaria (Applicant and Mortgagor), represented by: Miss. Samiksha (Daughter of Late Mr. Yogesh Suresh Lakaria)
 Address- Flat No. 701, Wing B3, Ridhii Siddhi Complex, Temgarpada Bhiwandi Thane-431302.
5. Estate of the deceased Late Mr. Yogesh Suresh Lakaria (Applicant and Mortgagor), represented by: Master. Satvik (Son of Late Mr. Yogesh Suresh Lakaria)
 Address- Flat No. 701, Wing B3, Ridhii Siddhi Complex, Temgarpada Bhiwandi Thane - 431302.
 Legal Heirs 3,4 and 5 being minors are represented by their natural guardian Mrs. Amruta Yogesh Lakaria, mother of the minors
 Sir/Madam,
 Notice under Sec. 13 (2) read with Sec. 13 (3) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
 Ref: Home loan 320106650000206
 You the addressee No 1 herein have availed the following credit facilities from our Thane Kapurbawdi Branch (32010) and failed to pay the dues/installment interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset/s as on 29.11.2025. As on 29-01-2026 a sum of **Rs. 30,09,835.70 (Rs. Thirty Lakh Nine Thousand Eight Hundred Thirty Five and paise Seventy only)** is outstanding in your accounts.
 The particulars of amount due to the Bank from Late Mr. Yogesh Suresh Lakaria and Mrs. Amruta Yogesh Lakaria in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding Amount as on date of NPA i.e. as on 29.11.2025	Un applied interest w.e.f. 31.10.2025 to 29-01-2026	Penal Interest (Simple)	Cost/ Charges incurred by Bank.	Total dues
Home Loan 320106650000206	Rs. 29,47,397.70	Rs. 59,438.00	0.00	Rs. 3000.00	Rs. 30,09,835.70
Total Dues - (Rs. Thirty Lakh Nine Thousand Eight Hundred Thirty Five and paise Seventy only)					Rs. 30,09,835.70

To secure the repayment of the monies due or the monies that may become due to the Bank, Late Mr. Yogesh Lakaria & Amruta Lakaria had executed documents/ MORTGAGE of immovable property described herein below:
 A residential flat no 702, area admeasuring 975 sq.ft., (Built up area) i.e. equivalent to 90.61 sq.mts, on the 7th floor, in A-3 wing, in Type "A" in the complex known as Ridhii Siddhi Complex and constructed on all that piece and parcel of land bearing Survey No 112 Hissa No. 2/2 and Survey No 112 Hissa No. 2/1 lying being situated at Village Temghar and within the Taluka limits of Bhiwandi in the Registration District of Thane and in the Sub Registration District of Bhiwandi and within the local limits of Bhiwandi Nizampur City Municipal Corporation.
 You Addressee Nos. 2, 3, 4 and 5 as legal heirs of the deceased borrower, Late Mr. Yogesh Lakaria have inherited the securities of Late Mr. Yogesh Lakaria. Therefore, you as the legal heirs of Late Mr. Yogesh Lakaria are liable to discharge the aforesaid liabilities and dues owed by Late Mr. Yogesh Lakaria to the Bank.
 Therefore, you are hereby called upon in terms of section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, to pay a sum of **Rs. 30,09,835.70 (Rs. Thirty Lakh Nine Thousand Eight Hundred Thirty Five and paise Seventy only)** as on 29-01-2026 together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act. As per section 13 (13) of the Act, on receipt of this notice you are restrained/prevented from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.
Yours Faithfully,
 Date: 30.01.2026
 Place: Thane, Mumbai
 Authorised Officer

Phoenix ARC Private Limited
 Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai - 400 057. Tel: 022-6849 2450, Fax: 022-6741 2313
 CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE
 E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrower(s) and guarantors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Mitali Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited - Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website: www.phoenixarc.co.in/ as per the details given below:

Date and Time of E-Auction Date: 05-03-2026 / 11:00 AM to 02:00 PM (with unlimited extensions of 15 minute each)	Borrower(s) / Co-borrower (s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable Property	Reserve Price, EMD & Last Date of Submission of EMD
1.	LAN: LXAMB00116-170025691 Branch: Ambemath Borrower: Bajrang Suryabhan Pawar Co-Borrower: Sadhana Bajrang Pawar	11-05-2023 For Rs. 4,47,197/- (Rupees Four Lakh Forty Seven Thousand One Hundred & Ninety Seven Only)	Flat No-101, 1st Floor, B Wing, Malang Plaza, S No 26, H No 7/5, Village Bhal, Kalyan, Ambemath, Dwari Village, Thane Maharashtra 421503	Reserve Price: Rs. 2,25,000/- (Two Lakh Twenty Five Thousand Only) EMD: Rs. 22,500/- (Twenty Two Thousand Five Hundred Only) Last date of EMD Deposit:04-03-2026
2.	LAN: LXPEN00216-170029216 Branch: Pan Borrower: Manohar Kisan Waghmare Co-Borrower: Reshma Dadu Awhad	16-07-2019 For Rs. 9,03,556/- (Rupees Nine Lakh Three Thousand Five Hundred & Fifty Six Only)	Flat No. 305, Situated On The 3Rd Floor In A Wing Of The Building Known As Lotus Park, On The Land Bearing Survey No. 11, Hissa No. 9.03.556/- (Rupees Nine Lakh Three Thousand Five Hundred & Fifty Six Only) The Limits Of Adil-Dhokali Grampanchayat And Sub Regn. District-Uhans Nagar -4 & Regn Dist. Thane.	Reserve Price: Rs. 13,44,000/- (Thirteen Lakh Forty Four Thousand Only) EMD: Rs. 1,34,400/- (One Lakh Thirty Four Thousand Four Hundred Only) Last date of EMD Deposit:04-03-2026
3.	LAN: LXNAI01616-170043648 Branch: Naigaoon Borrower: Sushildevi Shaktikumar Mandal Co-Borrower: Shaktikumar Shrihal Mandal	15-12-2018 For Rs. 4,82,974/- (Rupees Four Lakh Eighty Two Thousand Nine Hundred & Seventy Four Only)	Flat No 307 3Rd Floor Laxmi Complex, Kamba Road, Katali Kamba Road Mauje Katali Bhiwandi 421302 Thane Maharashtra	Reserve Price: Rs. 2,56,000/- (Two Lakh Fifty Six Thousand Only) EMD: Rs. 25,600/- (Twenty Five Thousand Six Hundred Only) Last date of EMD Deposit:04-03-2026
4.	LAN: LKXAL0015-160007393 Branch: Kalyan Borrower: Manik Raghunath Patil Co-Borrower: Shakuntala Manik Patil	04-11-2023 For Rs. 70,38,974/- (Rupees Seventy Lakh Thirty Eight Thousand Nine Hundred & Seventy Four Only)	Flat 202, 2Nd Floor, Shree Ganjan Apartment, Village Kongoan, Gram Panchayat House No.374B & 209, C.T.S.No.671, 672, 673, 702 & 703, Mouje-Kongoan, Taluka-Bhiwandi, Thane, Maharashtra 421302	Reserve Price: Rs. 20,00,000/- (Twenty Lakh Only) EMD: Rs. 2,00,000/- (Two Lakh Only) Last date of EMD Deposit:04-03-2026
5.	LAN: LXVRR00116-170026784 Branch: Virar Borrower: Nitin Sanjay Sukla Co-Borrower: - Guarantor: Sarita Bangopall Tiwari	15-12-2020 For Rs. 17,74,941/- (Rupees Seventeen Lakh Seventy Four Thousand Nine Hundred & Forty One Only)	Flat No - 208, Building No - 6, Sai Jeev Dhara, 2nd Floor, S No - 80/21, Kather Village, Opposite Padmini Complex, Bhiwandi, Thane, Maharashtra- 421302	Reserve Price: Rs. 5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only) Last date of EMD Deposit:04-03-2026
6.	LAN: LXNAI01216-170030754 Branch: Naigaoon Borrower: Madhuri Mangesh Rangale Co-Borrower: Mangesh Shantaram Rangale	08-02-2018 For Rs. 9,77,373/- (Rupees Nine Lakh Seventy Seven Thousand Three Hundred & Seventy Three Only)	Flat No-001, Ground Floor,B Wing, Chandika Niwas Chsl,Chandra Pada,Naigaoon (E), S No-124 (Old 57), Hissa No-106E, Ende German Company 401207 Vasai Thane Maharashtra	Reserve Price: Rs. 4,00,000/- (Four Lakh Only) EMD: Rs. 40,000/- (Forty Thousand Only) Last date of EMD Deposit:04-03-2026
7.	LAN: LXPEN00117-180057760 Branch: Pen Borrower: Nagesh Keshav Bhandevkar Co-Borrower: Suvarnata Keshav Bhandevkar	20-07-2021 For Rs. 6,81,152/- (Rupees Six Lakh Eighty One Thousand One Hundred & Fifty Two Only)	Flat No - 402, 4Th Floor, Omkar Apartment, Survey No. - 27, H.No. - 1, Mouje Adilvi Dhokali, Kalyan, Maharashtra - 421301	Reserve Price: Rs. 5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only) Last date of EMD Deposit:04-03-2026

Terms and Conditions of E-Auction: 1. The Auction is conducted as per the aforesaid terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested bidders may go through the auction terms & conditions and process on the same portal and may contact to Chandrasekhar Shiram Kumbhar - 9372704932, Kiran Bhaskar Purav - 9372705151, Johnson Basil Fernandes - 9372705084, Varun Pkranak - 9004919393, Harshad Motilal Paredeshi - 8208239192, Sailesh yengar 9833801159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the items/Properties detailed herein above. 4. At any stage of the auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason therefor and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.
 Sd/-
 Place: Maharashtra
 Date: 13.02.2026
 Authorised Officer, Phoenix ARC Private Limited

PUBLIC NOTICE
 TAKE NOTICE that we are instructed by our client **MR. MANISH JHUNJHUNWALA**, residing at 1904, Phoenix Towers, B-Wing, S.B. Marg, Lower Panel (West), Mumbai - 400013, that he has agreed to purchase and is investigating the title of Office Premises bearing Unit No. 1004, admeasuring approximately 656.36 sq. ft. carpet area, situated on the 10th Floor of the building known as "TRADE WORLD - B WING", constructed on land bearing C.S. No. 448, Kamala Mills Compound, Lower Panel, Mumbai - 400013, together with one car parking space (hereinafter referred to as "the said Premises"). The said Premises are stated to be owned by **MR. RAJIV BAZAZ AND MR. RAHUL MISHRA** having acquired the same under a registered Agreement for Sale dated 30th May 2022 bearing Registration No. BBE-1-6098/2022. Any person having any right, title, interest, claim or demand in respect of the said Premises or any part thereof by way of sale, gift, exchange, mortgage, charge, lien, trust, inheritance, lease, sublease, tenancy, license, easement, possession, litigation, decree, order, attachment or otherwise however, is hereby required to make the same known in writing along with documentary evidence to the undersigned within 14 (fourteen) days from the date of publication of this Notice by Registered Post A.D. on the address at Office No. 10, Ambica Darshan Building, Chittabhai Patel Road, Kandivli East, Mumbai - 400011, failing which such claim or objection, if any, shall be deemed to have been waived and/or abandoned and our client shall proceed with the transaction without reference to any such claim at the risk, cost and consequences of the claimant.
THE SCHEDULE ABOVE REFERRED TO: ALL THAT piece and parcel of Office Premises bearing Unit No. 1004, admeasuring approximately 656.36 sq. ft. carpet area (approximately 61 sq. mtrs.), situated on the 10th Floor of the building known as "TRADE WORLD - B WING", standing on land bearing C.S. No. 448, Kamala Mills Compound, Lower Panel, Mumbai - 400013, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, together with one car parking space and all rights, easements and appurtenances thereto
 Sd/-
 For Bidaye and Associates
 Advocates & Consultants
 Place: Mumbai
 Date: 13/02/2026

VASTU HOUSING FINANCE CORPORATION LTD
 Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

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 / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited the same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.
 It is hereby informed to General public that we are going to conduct public E-Auction through website https://sarfaesi.auctiontng.net

S N	Account No. and Name of borrower, co-borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2) & Date of Symbolic Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	HL000000088073 RakeshKumar Vasudeo Bind (Borrower) Roshnee RakeshKumar Bind (Co-Borrower), Neeta Rakesh Bind (Co-Borrower)	Demand Notice Date 23/Jul/25 & Amt Rs.1623024/- as on 09/Jul/25 + Interest Cost etc. & 27/Nov/25	Flat No. 001, Ground Floor, Admeasuring Area 313 Sq. Ft. Carpet Area, Building Known As "Mankubai Apartment", House No. 259, On Gaonthan Land Situated At Village Dvda, Node Airoli, Navi Mumbai, Taluka Thane, District Thane, Maharashtra-400708.	Rs.1621200/- Rs.1621200/-	14/03/2026 Timings 10:00 AM to 12:00 PM., 13/03/2026 up to 5:00 PM., 24/02/2026

1. All interested participants / bidders are requested to visit the website https://sarfaesi.auctiontng.net. For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontng); Address: Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujrat (India). Contact Person : Mr. Ram Sharma Contact number: 800023297/9265562818/9265562821/079-6813 6842/6869. email id: rampasad@auctiontng.net, support@auctiontng.net
 2. For further details on terms and conditions please visit https://sarfaesi.auctiontng.net to take part in e-auction.
 3. For more details about the property kindly contact to Authorized officer: Niti Ashok Gamare. Contact no. 8070107890
THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
 Date: 13.02.2026
 Place: Thane
 Authorised officer
 Vastu Housing Finance Corporation Ltd

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

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2025

Sr No.	Particulars	(Rs in Lakhs)					
		Quarter Ended		Nine Months Ended		Year Ended	
		Dec 31, 2025 Unaudited	Sept 30, 2025 Unaudited	Dec 31, 2024 Unaudited	Dec 31, 2025 Unaudited	Dec 31, 2024 Unaudited	March 31, 2025 Audited
1	Total Income from Operations (net)	96,528.69					

