



1st September, 2025

To Sr. General Manager Department of Corporate Services BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai - 400001 Scrip Code: 544317	To Sr. General Manager Listing Department National Stock Exchange of India Limited Exchange Plaza, C-1, Block G Bandra Kurla Complex Bandra (E), Mumbai - 400 051 Scrip Symbol: TRANSRAILL
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Dear Sir/Madam,

Sub. : Newspaper Advertisement for information relating to e-voting for the ensuing Annual General Meeting (“AGM”)

Please find enclosed copies of newspaper advertisements published in Business Standard and Free Press Journal (English Newspaper), and Navshakti (Marathi Newspaper), regarding information related to e-Voting for the 18th Annual General Meeting of the Company to be held on 23rd September 2025.

The copy of the said advertisement is also being made available on the website of the Company at www.transrail.in

Kindly take the same on your record & oblige.

Yours faithfully,

For Transrail Lighting Ltd

**Monica Gandhi
Company Secretary & Compliance Officer**

TRANSRAIL LIGHTING LIMITED

Corporate & Registered Office:

501 A, B, C, E, Fortune 2000, Block-G, Bandra Kurla Complex, Bandra East, Mumbai - 400051, Maharashtra, India
Tel: +91 22 61979600 | Web: www.transrail.in | CIN: L31506MH2008PLC179012

MAHAGENCO
Maharashtra State Power Generation Co. Ltd.

e-TENDER NOTICE – 071 / 2025-26

Following e-Tender offers are invited online from registered contractors / companies etc. are available at our website <https://eprocurement.mahagenco.in>.

e-Tender No.	RFX No.	Particulars of Work / Supply	Estt. Cost Rs. (In Lakhs)
TN0525 CHP1	3000060984	BIENNIAL CONTRACT FOR THE WORK OF PADDLE FEEDER OPERATION, CLEARING OF TRACK, GRILLING, CLEANING & ALLIED WORKS, MANUAL UNLOADING OF BOBR WAGON PNEUMATICALLY IN CHP-I.	273.27
TN0532 CHP2 Re floated	3000060912	OPERATION & MAINTENANCE WORK CONTRACT FOR HYDRAULICALLY OPERATED PEDESTAL MOUNTED STONE GRAPPLE MACHINE ON AS AND WHEN REQUIRED BASIS INSTALLED IN C.H.P-II (1X500 MW), T.P.S., KHAPERKHEDA	23.18

Note » Tender cost is Rs. 1,000/-+ GST.

Sd/-
Chief Engineer (O&M)
MSPGCL, TPS Khaperkheda

PUBLIC NOTICE

Notice is hereby given that (1) Mr. Omprakash Hirral Vyas (since deceased) and (2) Mrs. Bharti O Vyas (since deceased), Member of the Shankar Darshan Co-operative Housing Society Ltd. were holding shop No.1 on the ground floor in the building known as Shankar Darshan, Evershine Nagar, Malad West, Mumbai-64. Members of shop No.1, died intestate on 27/07/2024, and 26/06/2020 respectively and without making any nomination.

The Legal heirs i.e (1) Mr. Mukund Omprakash Vyas (Son) (2) Mrs. Aarti Rajesh Nandikolmath alias Smt. Aarti Omprakash Vyas (Married Daughter) having Address at Bahadur Motiemie cinema, Evershine Nagar, Link Road, Malad West, Mumbai 400064 has applied to the society about the Transfer of the said shares of Shop No.1. The Society hereby invites claims or objections from the heir or heirs or other claimants / objector or objectors to the Transfer of the said shares and interest of the deceased member in the capital/property of the society within a period of (14) days from the publication of this Notice with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares & interest of the deceased member in the capital/property of the society is hereby required to notify the same in writing along with supporting documentary evidence to the secretary / Chairman of Shankar Darshan CHS or the under signed at his office at Advocate Ravish Ajay Mishra having office at 104/A Wing, West End Apartment, Chinchoi Bunder, Malad West, Mumbai-64 within 14 (fourteen) days from the date hereof failing which, all the claims shall be considered as waived /or abandoned

Place: Yours Truly
Mumbai /
Date: Ravish Ajay Mishra
29/8/25 Advocate High Court
Mumbai
For and on Behalf of
Shankar Darshan CHS Ltd.

APPENDIX IV-A
Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.)** [CIN : L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **30.09.2025 from 05.00 P.M. to 06.00 P.M.**, for recovery of **Rs. 14,19,984/- (Rupees Fourteen Lakh Nineteen Thousand Nine Hundred Eighty Four only)** pending towards **Loan Account No. HLKAL00323647**, by way of outstanding principal, arrears (including accrued late charges) and interest till **25.08.2025** with applicable future interest in terms of the Loan Agreement and other related loan documents w.e.f. **26.08.2025** along with legal expenses and other charges due to the Secured Creditor from **SURENDRA S BAKAR and SIDDHISHURENDRA BAKAR**. The Reserve Price of the Immovable Property will be **Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,05,000/- (Rupees One Lakh Five Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 101, 1ST FLOOR, SIGNATURE AQUA, E - WING, SURVEY NO. 43/3A, VILLAGELADIVALI, KARJAT, RAIGAD, MAHARASHTRA - 410201.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124 - 6910910, +91 7065451024; E-mail id : auctionhelp@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

Sd/-
AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED
Place : RAIGAD (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

TRANSRAIL
TRANSRAIL LIGHTING LIMITED

Corporate & Registered Office: 501, A.B.C.E Fortune Tower, Block-G, Bandra Kurla Complex, Bandra East, Mumbai – 400051. Tel: +91-22-6197-9600 | Email ID: cs@transrailighting.com | Website: www.transrail.in | CIN: L31506MH2008PLC179012

NOTICE is hereby given that the 18th Annual General Meeting ("AGM") of Members of the Company will be held on Tuesday, 23rd September, 2025 at 3:00 p.m. (IST) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") to transact the business as set out in the Notice convening the AGM, in compliance with the relevant circulars issued by the Ministry of Corporate Affairs and Securities and Exchange Board of India ("SEBI") from time to time and the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations").

The Company has sent the Notice of AGM, along with the link to access the Annual Report for FY 2024-25, on August 29, 2025 through electronic mode (i.e. e-mail), to those Members whose e-mail addresses were registered with the Depository Participants ("DPs"), the Company and MUFG Intime India Private Limited, the Company's Registrar and Share Transfer Agent ("RTA"). A letter providing the web link of the Notice of AGM, along with the Annual Report, has also been sent to those Members whose email addresses are not registered with the DPs, Company and RTA. The Annual Report and the Notice of AGM which include e-Voting instructions are also available on the website of the Company at www.transrail.in, BSE Limited (www.bseindia.com), the National Stock Exchange of India Limited (www.nseindia.com) and, on the e-voting website of Central Depository Services Limited (CDSL) at www.evotingindia.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 and Regulation 44 of the SEBI Listing Regulations, the Company is pleased to provide the Members with the facility to cast their votes electronically through remote e-voting prior to the AGM and e-Voting at the AGM, using e-Voting system of CDSL in respect of all the business to be transacted at the AGM. The procedure to cast vote using e-Voting system of CDSL has been described in the Notice of Annual General Meeting.

The remote e-voting period commences at 09.00 a.m. (IST) on Friday, September 19, 2025 and ends at 5:00 p.m. (IST) on Monday, September 22, 2025. During this period, Members of the Company, who hold shares of the Company (either in physical form or in dematerialized form) as on Tuesday September 16, 2025 ("Cut-off date"), may cast their vote electronically on the business set forth in the Notice. The remote e-Voting module shall be disabled for voting thereafter. Once the vote on a resolution is cast by the Member, the Member shall not be allowed to change it subsequently. The voting rights of the Members shall be in proportion to their share in the paid-up equity share capital of the Company, as on the Cut-off date i.e. Tuesday, September 16, 2025. Any person who acquires the share(s) of the Company and becomes a Member of the Company after the dispatch of the Notice of AGM and holds the share(s) as on the Cut-off date, may follow the instructions given in the Notice of AGM to cast their vote and attend the AGM.

The Members who have cast their vote by remote e-Voting prior to AGM, may also attend the AGM through VC/OAVM but shall not be entitled to cast their vote again at the AGM. Members who are present at the AGM through VC/OAVM facility and have not already cast their votes on the resolutions via remote e-Voting shall be eligible to vote through e-Voting system during the AGM.

Mr. Mitesh Shah, Partner (Membership No. F10070) Partner of M/s. Mitesh Shah & Co., (Company Secretaries) have been appointed as the Scrutinizer to scrutinize the e-Voting process (remote e-Voting before the AGM and e-Voting at the AGM) in a fair and transparent manner.

It is clarified that for permanent registration of e-mail addresses, Members are requested to register the e-mail address with their concerned DPs, in respect of shares held in demat form and in respect of shares held in physical form please visit <https://web.in.mps.mfg.com/KYC-downloads.html> to know more about the registration process. In case of any query, a member may send an e-mail to rt@helpline.in or contact at toll free no. 1800 2109911.

By order of the Board
For Transrail Lighting Limited

Place: Mumbai
Date: August 29, 2025
Monica Gandhi
Company Secretary & Compliance Officer

FUTURE MARKET NETWORKS LIMITED

Corporate Identification Number (CIN) : L45400MH2008PLC179914
Registered Office: Knowledge House, Shyam Nagar, Off. Jogeshwari - Vikhroli Link Road, Jogeshwari East, Mumbai - 400060
Tel: 91-7498185713 Email: info.fmn@futuregroup.in, Website : www.fmn.co.in

NOTICE OF 17th ANNUAL GENERAL MEETING

Notice is hereby given that the 17th Annual General Meeting ("AGM") of the Members of the Company is scheduled to be held on **Thursday, September 25, 2025 at 2:30 p.m. IST** through Video Conferencing ("VC") / Other Audio Video Means ("OAVM") to transact the business as set forth in the Notice convening the said AGM in compliance with all the applicable provisions of the Companies Act, 2013 and the rules made thereunder and the provisions of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 read with General Circular No. 20/2020 dated May 05, 2020 and subsequent circulars issued in this regard and latest being General Circular No. 09/2024 dated September 19, 2024 issued by the Ministry of Corporate Affairs (hereinafter referred to as "MCA Circulars") and Circular No. SEBI/HO/CFD/CFD-PoB-ZIP/CIR/2024/133 dated October 03, 2024 read with Master Circular No. SEBI/HO/CFD/CFD-PoB-ZIP/2015 dated November 11, 2024 respectively issued by SEBI (hereinafter referred to as "SEBI Circulars") along with other applicable Circulars issued in this regard by the MCA and SEBI to transact the business that will be set forth in the Notice of the AGM.

In compliance with the above circulars, electronic copies of the notice of AGM will be sent to all the members whose email addresses are registered with Company/ Depository Participant(s). Shareholders holding their shares in dematerialized mode, are requested to register their email address and mobile numbers with their relevant depository through their depository participant(s). Members holding their shares in physical mode, are requested to register their email address and mobile numbers with Company's Share Transfer Agent, Link In Time India Private Limited at helpdesk@in.time.mps.mfg.com.

In accordance with Regulation 36(1) (b) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, a letter providing a web-link for accessing the Annual Report will be sent to those members who have not registered their Email-ids.

The Annual Report along with the Notice of AGM will also be available on the Company's website at www.fmn.co.in, websites of stock exchanges at www.bseindia.com and www.nseindia.com respectively and on website of NSDL at www.evoting.nsdl.com.

Members will have opportunity to cast their vote remotely on the business as set forth in Notice of AGM through electronic voting system. The Manner of voting remotely for members holding shares in dematerialized mode, physical mode and who have not registered their email addresses will be provided in the Notice of AGM. The details will also be made available on the website of the Company. Members are requested to visit www.fmn.co.in to obtain such details.

The Notice of AGM will be sent to the members of the Company in accordance with the applicable laws at their email addresses in due course.

For Future Market Networks Limited
Sd/-
Anil Cherian
Place : Mumbai
Date : August 29, 2025
Head - Legal and Company Secretary

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56 5th Floor Free Press House Nariman Point, Mumbai - 400021 Tel: -022-61884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable properties mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank limited (RBL Bank Ltd.) vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on 16/09/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 17/01/2025 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):	a) M/s. Technosoft (Partnership firm/ Borrower) b) Mr. Hiten Champaklal Modi (Partner) c) Mr. Mahesh Ramesh Thale (Partner) d) Mrs. Shraddha Mahesh Thale (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 1,33,07,125.25/- (Rupees One Crore Thirty Three Lakhs Seven Thousand One Hundred Twenty Five and Paise Twenty Five Only) as on 10/09/2021 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 11/09/2021 till the date of payment and realization. (Rs. 2,31,18,992.08/Rupees Two Crores Thirty One Lakhs Eighteen Thousand Nine Hundred Ninety Two and Eight Paise Only) as on 13/06/2025 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	1) Flat No. 104, 1st Floor, in the building known as Devia Co-operative Housing Society Ltd' corresponding to five fully paid up shares of the said society bearing no. 191 to 195, area. adm. 219 sq. ft. carpet constructed in the year 1982 without lift, on Plot of Land bearing Cadastral Survey No. 64-B and CTS No. 112, 112/1 to 112/6, 113, 113/1 to 113, 114, 115, 116 and 117 of Village-Gundavali, Taluka-Andheri, Dist-Bombay, assessed to and within the boundary of K/E Ward of the Municipal Corporation of Mumbai. 2) Flat No. 105, 1st Floor, in the building known as Devia Co-operative Housing Society Ltd' corresponding to five fully paid up shares of the said society bearing no. 196 to 200, area. adm. 169 sq. ft. carpet constructed in the year 1982 without lift, on Plot of Land bearing Cadastral Survey No. 64-B and CTS No. 112, 112/1 to 112/6, 113, 113/1 to 113, 114, 115, 116 and 117 of Village-Gundavali, Taluka-Andheri, Dist-Bombay, assessed to and within the boundary of K/E Ward of the Municipal Corporation of Mumbai.
CERSAI ID:	Security ID – 40020685343 Asset ID – 200020640585
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 1,02,14,000/- (Rupees One Crore Two Lakhs Fourteen Thousand Only)
Earnest Money Deposit (EMD):	Rs. 10,21,400/- (Rupees Ten Lakhs Twenty One Thousand Four Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Property Tax of Approx of Rs.1.85 lakhs till may, 2025
Inspection of Property:	09/09/2025 between 3.00 pm to 05.00 pm.
Contact Person and Phone No:	Mr. Siddhesh Pawar- 9029687504 Mr. Vishal Kapse- 7875456757 Mr. Gautam Bhalara- 899569572
Last date for submission of Bid:	15/09/2025 till 5.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 16/09/2025 from 11.00 am to 12.00 noon.
This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auctiontiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: ramprasad@auctiontiger.net , Mr. Ramprasad Mobile No: +91 8000023297, email: support@auctiontiger.net before submitting any bid.	

AUTHORISED OFFICER
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group Thirty Nine Trust 1)

Stressed Assets Recovery Branch, Mumbai (05168)- 6th Floor,
"The International", 16, Maharashtra Karve Road, Churnagate, Mumbai-400 020.
Phone : 022 - 22053163 / 22053164 / 22053165, E-mail : sbi.05168@sbi.co.in

SB State Bank of India
E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 30.09.2025 in between 10.00 am to 04.00 pm for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:

SR NO.	Name of Borrowers	Total dues for recovery	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Date & Time for inspection of the property
1	Mr. Hasnain Mohamedali Suchedina	Rs. 2,30,04,312/- (Rupees Two Crores Thirty Lakh Four Thousand Three Hundred and Twelve only) as on 16.11.2023 with further interest incidental expenses, and costs etc. thereon. Demand notice dated 16.11.2023	Property ID- SBIN200031427425 Flat no. 802, 8th floor admeasuring Carpet area 780 sq. ft. in building known as "Aryaman Tanish", being constructed on zone no. 47/231, CTS no. 678, 84-A, Andheri West, Village- Ambivali, Bharda Wadi, Tal-Andheri, Mumbai-400 058, owned by Mr. Husnain Suchedina. Possession: Physical	Rs. 2,61,00,000/- (Two Crores and Sixty-One Lakhs Only)	Rs. 26,10,000/- (Twenty Six Lakhs and Ten Thousand Only)	20.09.2025 From 11.00 am to 01.30 pm
2	Mr. Ambar Popat Shete	Rs. 28,65,284/- (Rupees Twenty-Eight Lakh Sixty-Five Thousand Two Hundred and Eighty-Four Only) as on 28.07.2023 with further interest incidental expenses, and costs etc. thereon. Demand notice dated 31.07.2023	Property ID: SBIN200054903666 Apartment No. 301 having RERA Carpet Area of 17.59 sq. mtrs. i.e. 170 Square Feet, Type Studio on 3rd Floor, in the Building No. 2 known as "Sethia Aashray" situated at Gokul Nagar, Akurli Road, Lokhandwala, Kandivali (East), Mumbai-400101 owned by Mr. Ambar Popat Shete. Possession: Physical	Rs. 34,00,000/- (Rupee Thirty Four Lakhs Only)	Rs. 3,40,000/- (Three Lakhs and Forty Thousand Only)	19.09.2025 From 3.00 pm to 05.00 pm
3	Mr. Ramdav Nair	Rs. 2,26,76,683/- (Rupees Two Crores Twenty Six Lakhs Seventy Six thousand Six Hundred Eighty Three only) as on 25.09.2023 with further interest incidental expenses, and costs etc. thereon. Demand notice dated 25.09.2023	Property ID: SBIN200033652467 Flat No. 301 admeasuring 972.27 sq.ft. Carpet area equivalent to 90.36 sq.mtrs. Carpet area on 3rd floor in the building known as "Parinee Adney-1" situated at Navagone, L.M. Road, Dahisar West, Mumbai- 400068 constructed on all the piece or parcel of land bearing CTS No. 675/12 (pt), 869, 870 (pt), 871, 872, 876 (pt), 878, 1062 (pt) of Village, Ekar, Taluka Borivali, Mumbai Suburban District, Pin Code – 400068 Possession: Physical	Rs. 2,46,00,000/- (Two Crores and Forty-Six Lakhs Only)	Rs. 24,60,000/- (Twenty-Four Lakhs and Sixty Thousand Only)	20.09.2025 From 3.00 pm to 4.30 pm

The e-auction will be conducted through Bank's e-Auction service provider M/s PSB Alliance Private Limited at their web portal <https://baanet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanet.com>. The interested bidders who require assistance in creating login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://baanet.com>.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website www.sbi.co.in, <https://bank.sbi>, <https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others> and <https://baanet.com>

Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Enquiry: Shri. Rambhau Taktewale, Authorized Officer, Mobile No. 9561064635, Mrs. Amrita Shinde, City Case Officer, Mobile No. 9869266499

Sd/-
AUTHORISED OFFICER,
STATE BANK OF INDIA
Date : 30.08.2025
Place : Mumbai

BRIHANMUMBAI MUNICIPAL CORPORATION

PUBLIC NOTICE

The name of the said Ismail Ibrahim Bhika Patel is shown as the Lessees on the Estate Record of Brihanmumbai Municipal Corporation (BMC) in respect of C. S. No. 69/74 of Parel Sewri Division, Plot No. 124, Scheme No. 31, Suparibaug Estates, area admeasuring 707 sq.yards i.e. 591.14 sq.mtrs. or thereabouts which is described in the Schedule hereunder written.

WHEREAS, the Applicant Adv. Kamlesh Vakharia on behalf of his client Mohammed Mukhtiyar Ahmed Varaya vide letter dtd. 02/08/2018 and correspondence thereon, addressed to Assistant Commissioner (Estates), thereby informed that, his client the said Mohammed Mukhtiyar Ahmed Varaya has acquired the leasehold rights of the subject leasehold property bearing Plot No. 124, Scheme No. 31 of Suparibaug Estate, bearing C. S. No. 69/74 of Parel Sewri Division vide registered Deed of Assignment from the legal heirs of the erstwhile Lessee Ismail Ibrahim Bhika Patel and therefore requested to transfer the lease of the subject in the name of Mohammed Mukhtiyar Ahmed Varaya on Estate Records of BMC in respect of subject plot under reference and submitted documents supporting thereof.

AND WHEREAS, C. S. Extract bearing C. S. No. 69/74 of Parel Sewari Division, Plot No. 124, Scheme No. 31 of Suparibaug Estates, admeasuring 707 sq.yards i.e. 591.14 sq.mtrs. issued by Superintendent, Mumbai City Survey and Land Record, wherein it appears that, the name of the said Esmail Ibrahim Bhika Patel is shown as the Lessee and the Trustees for the Improvement of the City of Bombay is shown as the Lessor of the said plot.

AND WHEREAS, Family Tree of the said Lessee Shri. Ismail Ibrahim Bhika Patel, wherein it appears that, the said Shri. Ismail Ibrahim Bhika Patel died intestate on 19/06/1989 and his wife Mrs. Mariyam Ismail Patel predeceased to him on 26/01/1965 leaving behind him 1) Shri. Ibrahim Ismail Patel (son) and 2) Shri. Sadique Ismail Patel (son) as his only surviving legal heirs at the time of his death.

AND WHEREAS, in view of the above, upon demise of the Lessee Shri. Ismail Ibrahim Bhika Patel, his surviving legal heirs 1) Shri. Ibrahim Ismail Patel (son) and 2) Shri. Sadique Ismail Patel (son) are collectively entitled to leasehold rights of the said deceased Lessee in respect of the subject plot under reference.

AND WHEREAS, Power of Attorney dtd. 01/06/2015, wherein the said Shri. Sadique Ismail Patel, thereby nominated, constituted and appointed his brother Shri. Ibrahim Ismail Patel to be his true and lawful Attorney on the terms and conditions mentioned therein. However, the said Power of Attorney is appears to be not registered with the concerned office of the Joint / Sub Registrar of Assurances within Indian Jurisdiction.

AND WHEREAS, Deed of Assignment dtd. 22/06/2015 read with Deed of Rectification dtd. 28/01/2016 executed by and between 1) Shri. Ibrahim Ismail Patel and 2) Shri. Sadique Ismail Patel through his Constituted Attorney Shri. Ibrahim Ismail Patel, therein collectively referred to as "the Assignors" of the One Part AND Shri. Mohammed Mukhtiyar Ahmed Varaya, therein referred to as "the Assignee" of the Other Part.

AND WHEREAS, by the said Deed of Assignment dtd. 22/06/2015 read with Deed of Rectification dtd. 28/01/2016, in consideration of the sum mentioned therein paid by the Assignee to the said Assignor, the Assignor doth thereby granted, assured, assigned, sold and conveyed to Assignee their respective leasehold right, title, interest in respect of the subject leasehold property bearing Plot No. 124, Scheme No. 31 of Suparibaug Estate of BMC along-with the structu standing thereon and more particularly described in the schedule thereunder written and on the terms and conditions mentioned therein. The said Deed of Assignment and Deed of Rectification are registered with the office of the Joint Sub Registrar of Assurances, Mumbai City-1 under Sr. No. BBE-1/7286 of 2015 and BBE-1/795 of 2016 respectively.

AND WHEREAS, in view of the above, registered Deed of Assignment dtd. 22/06/2015 read with registered Deed of Rectification dtd. 28/01/2016, the said Shri. Mohammed Mukhtiyar Ahmed Varaya is

entitled to the leasehold rights of the said 1) Shri. Ibrahim Ismail Patel and 2) Shri. Sadique Ismail Patel in respect of the subject plot under reference.

AND WHEREAS, on the Application being made by the Applicant Adv. Kamlesh Vakharia on behalf of his client Mukhtiyar Ahmed Varaya, the Brihanmumbai Municipal Corporation (BMC) now intends to **FIRSTLY**, to delete the name of the said deceased Lessee Shri. Ismail Ibrahim Bhika Patel and transfer his leasehold rights in the names of his surviving legal heirs 1) Shri. Ibrahim Ismail Patel and 2) Shri. Sadique Ismail Patel; **AND THEREAFTER**, to delete the names of the said 1) Shri. Ibrahim Ismail Patel and 2) Shri. Sadique Ismail Patel and transfer their respective undivided shares in the name of Shri. Mohammed Mukhtiyar Ahmed Varaya on the strength of the said registered Deed of Assignment dtd. 22/06/2015 read with registered Deed of Rectification dtd. 28/01/2016; **AND THEREFORE**, the lease of the subject plot finally to be vested in the name of Shri. Mohammed Mukhtiyar Ahmed Varaya, as the Lessee, in respect of the subject leasehold property bearing Plot No. 124, Scheme No. 31 of Suparibaug Estates, on the Estate Record of BMC.

Any person or persons having any claim in the aforesaid property or having any objection for **FIRSTLY**, to delete the name of the said deceased Lessee Shri. Ismail Ibrahim Bhika Patel and transfer his leasehold rights in the names of his surviving legal heirs 1) Shri. Ibrahim Ismail Patel and 2) Shri. Sadique Ismail Patel; **AND THEREAFTER**, to delete the names of the said 1) Shri. Ibrahim Ismail Patel and 2) Shri. Sadique Ismail Patel and transfer their respective undivided shares in the name of Shri. Mohammed Mukhtiyar Ahmed Varaya on the strength of the said registered Deed of Assignment dtd. 22/06/2015 read with registered Deed of Rectification dtd. 28/01/2016; **AND THEREFORE**, the lease of the subject plot finally to be vested in the name of Shri. Mohammed Mukhtiyar Ahmed Varaya, as the Lessee, in respect of the subject leasehold property bearing Plot No. 124, Scheme No. 31 of Suparibaug Estates, on the Estate Record of BMC, may lodge claim/objections along-with relevant documents within 14 days from the date of publication thereof in the office of the Law Officer, Brihanmumbai Municipal Corporation (BMC) whose office is situated at Legal Department, Municipal Corporation Head Office, Third Floor, Hall No. 311, Mahapalika Marg, Fort, Mumbai-400001.

If no claim or objection is made as required hereinabove, Corporation will **FIRSTLY**, to delete the name of the said deceased Lessee Shri. Ismail Ibrahim Bhika Patel and transfer his leasehold rights in the names of his surviving legal heirs 1) Shri. Ibrahim Ismail Patel and 2) Shri. Sadique Ismail Patel; **AND THEREAFTER**, to delete the names of the said 1) Shri. Ibrahim Ismail Patel and 2) Shri. Sadique Ismail Patel and transfer their respective undivided shares in the name of Shri. Mohammed Mukhtiyar Ahmed Varaya on the strength of the said registered Deed of Assignment dtd. 22/06/2015 read with registered Deed of Rectification dtd. 28/01/2016; **AND THEREFORE**, the lease of the subject plot finally to be vested in the name of Shri. Mohammed Mukhtiyar Ahmed Varaya, as the Lessee, in respect of the subject leasehold property bearing Plot No. 124, Scheme No. 31 of Suparibaug Estates, on the Estate Record of BMC, without any reference or regards to any such purported claim or interest which shall be deemed to have been waived for all intents and purpose and not binding on Corporation.

THE SCHEDULE ABOVE REFERRED TO :-

All that pieces or parcels of leasehold land bearing of Plot No. 124, Scheme No. 31 of Suparibaug Estates, C. S. No. 69/74 of Parel Sewri Division, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, containing by area admeasuring 707 sq.yards i.e. 591.14 sq.mtrs. or thereabouts and bounded as follows :-

- On or towards the East by : Service Passage
- On or towards the West by : 20 Feet Road
- On or towards the South by : Suparibaug Road (Dr. B. R. Ambedkar Road)
- On or towards the North by : Plot No. 123

Dated this 26th day of Aug., 2025
Sd/-
(Adv. Komal R. Punjabi)
Advocate & Law Officer
For Brihanmumbai Municipal Corporation

PRO/1428/ADV/2025-26

Avoid Self Medication

