

**CIDCO**  
WE MAKE CITIES

**NOTICE INVITING BID**  
Maintenance of Children Parks, Gardens & Playgrounds for period of 3 years in Sectors - 19, 19B, 2, 3, 5 at Ulwe, Navi Mumbai.

CIDCO of Maharashtra Limited through the process of e-tendering invites "ONLINE" item rate percentage bid from the experienced prospective bidders fulfilling the mandatory eligibility criteria and who have completed work of similar nature like Development of Garden (Horticulture Work)/ Maintenance & Protection of Garden for the work mentioned below:

**1. Name of Work: Maintenance of Children Parks, Gardens & Playgrounds for period of 3 years in Sectors - 19, 19B, 2, 3, 5 at Ulwe, Navi Mumbai. 2. C.A. No.: 10/CIDCO/EE(Ulwe-I)/2023-24 3. Cost put to the Bid: ₹1,15,34,273.65 (excluding GST) 4. E.M.D.: ₹1,16,000/- 5. Completion Period: 1095 (One Thousand Ninety Five) Days (including monsoon) i.e. 3 (Three) Years 6. Tender Processing Fee: ₹5,900.00 (including 18% GST (Non-Refundable))**

Bid Document along with Bidding Programme will be available on the website mahatenders.gov.in from 05/09/2023 at 17.01 Hrs.

**Superintending Engineer (D & U)**  
CIDCO/PR/284/2023-24

CIN - U99999 MH 1970 SGC-014574  
www.cidco.maharashtra.gov.in

**मराठी मनाचा आवाज**

**नवशक्ति**

www.navshakti.co.in

### PUBLIC NOTICE

Notice is hereby given to the public at large that I am investigating right, title and interest in respect of the premises owned and possessed by M/s. Sound Investments & Consulting, a partnership firm having its office at 103, Sukumar Corner, J. P. Road, Andheri (West), Mumbai 400 058, the immovable property described in the Schedule hereunder written and all other incidental rights attached thereto. If any person/s or institutions, NBFC claim to have any charge, encumbrances, right, title and interest or entitlement of whatsoever nature by way of sale, transfer, mortgage, gift lien or otherwise over the property or any part thereof described in the Schedule hereunder written, they should make known their claim of any nature in writing with evidence thereof to the undersigned within 7(Seven) days from the date of publication of this notice, failing which any such purported claim, interest, encumbrances, demand, mortgage, gift lien shall deem to have been waived and/or abandoned from all intents and purpose.

**SCHEDULE OF THE IMMOVABLE PROPERTY**  
Office premises bearing Office No. 71-A, 7th Floor admeasuring about 617 Sq.ft. (Carpet area) e. 57.34 Sq. Mtrs. (carpet area) on the 7th floor of the building known as "Mittal Chamber" of "Mittal Chambers" Owners Premises Co-Op. Society Ltd. constructed on the land bearing Plot No. 228, Block No. 3, Cadastral Survey Nos. 1933 of Fort Division, Mumbai City and otherwise situated at Mittal Chambers, Plot No. 228, Nariman Point, Mumbai 400 021.

Dated 4th day of September, 2023  
Pravin D Kadam  
Advocate High Court  
51-A, 5th Floor, Mittal Chambers  
Nariman Point, Mumbai - 400 021  
Tel: 22818604/05  
Email: pravin@mankadadvocates.in

**PUBLIC NOTICE**

TO ALL PERSONS, Let it be known that, We, M/S. SANTACRUZ RATNAKAR CO.OP.HSG. SOCIETY LTD. having office address at Jawahar Talkies, Dr.R.P. Road, Mulund (W), Mumbai-400080, the undersigned, Secretary, had grant the Resolutions (1) in favour of Mr. Muhammed Haroon/Muhammed Ummid Shaikh dated 23/10/2019 and 11/11/2019 and in favour of Mr. Mohammed Mustafa Shaikh dated 14/10/2019 (hereinafter referred to as "the said Resolutions") appointing them as our Representative to file, institute, and process with Civil/Criminal matters against Raghunath Dhakly Dhadge and others in all concern department for steps to be taken in proceedings and/or to implement as of us thereafter we came to know that the said representatives have misused the said Resolutions thus, the society has then and there revoked these Resolutions in the month of December-2019. Nothing herein shall affect any actions taken by said representative in fact w.e.f. December-2019 to and after this notice for revocation of the said Resolutions. Therefore, the society shall not be responsible for any act made by the said representatives. Please note thereof.

**MR. RAJEEV RAMESH JAIN**  
Secretary of  
M/s. Santacruz Ratnakar Co. Op. Hsg. Society Ltd.,  
Place : Mumbai Date : 04.09.2023

### PUBLIC NOTICE

Notice is hereby given that we are investigating the rights, title and interest, including the development rights (collectively, the "Development Rights"), of Kamla Landmark Real Estate Holding Private Limited, a company registered under the provisions of the Companies Act, 1956, and deemed to be registered under the Companies Act, 2013, having its registered office at Shantivimal Building, Ground Floor, Sir P.M. Road, Vile Parle (East), Mumbai - 400 057 ("Kamla Landmark"), in respect of the undermentioned property. Kamla Landmark has acquired the Development Rights in respect of undermentioned property, from Saltee Developers Private Limited, Segment Developers Private Limited, Mr. Purshottam Gobindram Bans, Mrs. Jayshree Shroffhottam Bans, Mr. Sanjay Hirji Savla, M/s. Divine Developers and M/s. Image Developers, by a Deed of Assignment dated 15th March, 2010, read with Deed of Confirmation dated 10th November, 2010.

Any and all persons/entities including any bank and/or financial institution having any right, title, claim, benefit, demand and/or interest etc. against Kamla Landmark and/or its directors and/or shareholders and/or against the undermentioned property and/or any part thereof and/or any rights, title, interest etc., including any right, title, claim, benefit, demand and/or interest etc. by way of sale, exchange, let, lease, sub-lease, license, assignment, mortgage, inheritance, bequest, succession, gift, lien, charge, maintenance, easement, tenancy, sub-tenancy, trust, occupation, possession, family arrangement/settlement, decree and/or order of any Court of Law, Tribunal, Authority and/or any other forum, contracts/agreements, partnership, arrangement or otherwise of whatsoever nature, is/are hereby required to make the same known in writing, along with supporting documentary evidence, to the undersigned at the address and the email ID mentioned below, within fifteen (15) days from the publication hereof, failing which, any and all the rights, titles, claims, benefits, demands and/or interests etc., if any, shall be deemed to have been waived and abandoned.

**THE SCHEDULE**  
Several pieces and parcels of land admeasuring 73,695.30 square metres bearing Old Survey Nos. 19 and 20 corresponding to Old CTS No. 240 (part) as per Town Planning CTS No. 22, OP No. 250, F. P. No. 457, TPS III, Borivali, lying and situated at Village Borivali, Gauri Road, Taluka - Borivali, in the Sub-Registration District Mumbai Suburban within the local limits of the Municipal Corporation of Greater Mumbai, R-Central Ward.

Dated 31st day of September, 2023  
**Bheru Choudhary**  
Senior Partner,  
IC Legal,  
Unit Nos.1-12, Ground floor, Onlooker Building, Opp. Axis Bank, P. M. Road, Fort, Mumbai - 400 001,  
Email id: bheru.choudhary@cul.in

Form 50 [Regulation 60 (4)]  
Government of India  
Ministry of Finance, Department of Financial Services.

**DEBTS RECOVERY TRIBUNAL NO. 1 AT MUMBAI**  
Government of India  
2nd Floor, Telephone Bhavan, Strand Road, Colaba, Mumbai - 400 005

Exhibit No. 10  
Next Date: 13.10.2023

Recovery Proceeding No. 62 of 2021

**Punjab National Bank**  
Versus  
**M/s. K. P. Enterprises & Ors.** ...Defendants (Certificate Debtors)

...Applicant (Certificate Holder)

**DEMAND NOTICE**

To

**1. M/s. K. P. Enterprises.**  
A partnership firm, (through its partners) having its address at: BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector 30-A, Vashi, Navi Mumbai - 400705 and also having address at: 2nd Floor, Hiltion Centre, Plot No. 66, Sector 11, CBD, Belapur, Navi Mumbai - 400 614.

**2. M/s. Arya Enterprises.**  
A partnership firm, (through its partners) having its address at: BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector 30-A, Vashi, Navi Mumbai - 400705 and also having address at: 2nd Floor, Hiltion Centre, Plot No. 66, Sector 11, CBD, Belapur, Navi Mumbai - 400 614.

**3. M/s. Arman Foods.**  
A partnership firm, (through its partners) having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector 30-A, Vashi, Navi Mumbai - 400705 and also having address at 2nd Floor, Hiltion Centre, Plot No.66, Sector 11, CBD, Belapur, Navi Mumbai - 400 614.

**4. M/s. Gauri Enterprises.**  
A partnership firm, (through its partners) having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector 30-A, Vashi, Navi Mumbai - 400705 and also having address at: 2nd Floor, Hiltion Centre, Plot No. 66, Sector 11, CBD, Belapur, Navi Mumbai - 400 614.

**5. M/s. Kavari Enterprises.**  
A partnership firm, (through its partners) having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector 30-A, Vashi, Navi Mumbai - 400705 and also having address at: 2nd Floor, Hiltion Centre, Plot No. 66, Sector 11, CBD, Belapur, Navi Mumbai - 400 614.

**6. Chankya Foods & Beverages.**  
A partnership firm, (through its partners) having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector 30-A, Vashi, Navi Mumbai - 400705 and also having address at: 2nd Floor, Hiltion Centre, Plot No.66, Sector 11, CBD, Belapur, Navi Mumbai - 400 614.

**7. M/s. Shivam Enterprises.**  
A partnership firm, (through its partners) having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector 30-A, Vashi, Navi Mumbai - 400705 and also having address at: 2nd Floor, Hiltion Centre, Plot No.66, Sector 11, CBD, Belapur, Navi Mumbai - 400 614.

**8. Kapil D. Rajput.**  
An Adult, Of Indian Inhabitant, having his address At 703, Rose, Kharghar, Plot No. 7, Sector-10, Kharghar, Navi Mumbai - 410 210.

**9. Devprakash Harbansal Rajput.**  
An Adult, Of Indian Inhabitant, having his address at 703, Rose, Kharghar Plot No. 7, Sector-10, Kharghar, Navi Mumbai - 410 210.

**10. Mithilesh Rajput.**  
An Adult, Of Indian Inhabitant, having his address At Flat No. B, 603, B-703, Neelkanth Garden, Pl 29/5, Bhoomi Constructions, Panvel - 410 210.

**11. Murgeshan Adimoolam.**  
An Adult, Of Indian Inhabitant, having his address at RH-5/3, 2nd Floor, Shree Ganesh Prem CHS, Sector-7, Plot No. 23, Airoli, Navi Mumbai.

**12. Hemal N. Jobanputra.**  
An Adult, Of Indian Inhabitant, having Her address at 4/12, Satyarn Nath Pai Nagar, Airoli, Navi Mumbai.

**13. M/s. Magic Time Trading Pvt. Ltd.**  
A Private Limited Company registered under the Companies Act, 1956 and having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector-30A, Vashi, Navi Mumbai - 400 705.

**14. M/s. Honey Taste Pvt. Ltd.**  
A Private Limited Company registered under the Companies Act, 1956 and having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector-30A, Vashi, Navi Mumbai - 400 705.

**15. M/s. Icon Trading Company Pvt. Ltd.**  
A Private Limited Company registered under the Companies Act, 1956 and having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector-30A, Vashi, Navi Mumbai - 400 705.

**16. M/s. Shri Vinayak Milk Products Pvt. Ltd.**  
A Private Limited Company registered under the Companies Act, 1956 and having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector-30A, Vashi, Navi Mumbai - 400 705.

**17. M/s. Milkraft Company Pvt. Ltd.**  
A Private Limited Company registered under the Companies Act, 1956 and having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector-30A, Vashi, Navi Mumbai - 400 705.

**18. M/s. Whitelgold Mercantile Pvt. Ltd.**  
A Private Limited Company registered under the Companies Act, 1956 and having its address at BSEL TECH Park, G-12 & B-110, Plot No. 39/5 & 39/5A, Sector-30A, Vashi, Navi Mumbai - 400 705.

**19. Star View Trading Co. Pvt. Ltd.**  
It is a private Limited Company incorporated under the Companies Act 1956, having its address at: 1308, 13th Floor, Mayuresh Cosmos, Sector-11, Belapur, Navi Mumbai - 400 614. ...Defendants

In terms of the Recovery Certificate in O. A. No. 208/2017 issued by the Hon'ble Presiding Officer a sum of Rs. 15,96,01,797.20 (Rupees Fifteen Crore Ninety Six Lakh One Thousand Seven Hundred Ninety Seven and Paise Twenty) with interest and costs is due from you.

You are hereby called upon to deposit the above sum within fifteen days of the receipt of this Notice failing which the recovery shall be made in accordance with law.

In addition to the aforesaid sum, you shall be liable to pay -  
a. interest as per the order in the Recovery Certificate;  
b. all costs, charges and expenses incurred in respect of the service of this Notice and other process that may be taken for recovering the sum due.  
Given under my hand and seal this 30th day of August, 2023.

Sd/-  
(Ajeet Tripathi)  
Recovery Officer  
Debts Recovery Tribunal - I, Mumbai

Place : Mumbai  
Date : 30.08.2023

**PUBLIC NOTICE**

NOTICE is hereby given that my Clients Mrs. Sangeeta Vijay Jain & Mr. Aman Vijay Jain intend to Purchase from Mr. Nasruddin Shaikh & Mrs. Reshma Nasruddin Jiwani the Shop No. 131 on Ground Floor in "Heera Panna Shopping Centre Co-operative Premises STY Ltd.", Haji Ali Corner, Bhulabhai Desai Road, Mumbai - 400026 admeasuring 227 Sq.Ft Built-Up area standing on land bearing C.S. No 738 of Malabar Hill Division the details of which are mentioned in the Schedule below. More particularly described in the Schedule hereunder written, free from all encumbrances on the terms and conditions agreed upon by and between them.

Any person's having any claim right, title or interest in the said shares and/or the flat by way of sale, mortgage, trust, lien gift, charge, possession, inheritance, lease, maintenance, easement or otherwise are hereby required to inform the undersigned in writing having their office at Office No. 87, Ground Floor, Ashoka Shopping Centre, L. T. Marg, Mumbai 400 001 together with supporting documents, if any, within 14 days from the date of publication hereof, failing which such claim if any shall be considered as waived and our clients will proceed to complete the transaction.

**SCHEDULE ABOVE REFERRED TO:**  
Commercial premises Shop No. 131 on Ground Floor in "Heera Panna Shopping Centre Co-operative Premises STY Ltd.", Haji Ali Corner, Bhulabhai Desai Road, Mumbai - 400026 admeasuring 227 Sq.Ft Built-Up area standing on land bearing C.S. No 738 of Malabar Hill Division, within limits of Brihanmumbai Municipal Corporation in the Registration district and Sub district in the State of Maharashtra.

Sd/-  
**Adv. Umair A. Memon**  
Memon & Co., Advocates & Associates

**TOKYO PLAST INTERNATIONAL LIMITED**  
CIN: L26302MH1985PL103979

Registered office: Plot No. 363/1 (1,2,3), Shree Ganesh Industrial Estate, Kachigam Road, Daman, Daman and Diu-396210 Email: info@tokyoplast.com Website: www.tokyoplastint.in

**NOTICE OF 30th ANNUAL GENERAL MEETING THROUGH VIDEO CONFERRING ("VC") OTHER AUDIO VISUAL MEANS ("OAVM") REMOTE E-VOTING INFORMATION & BOOK CLOSURE**

Notice is hereby given that 30th Annual General Meeting (AGM) of the Company will be held on Wednesday, 27th September, 2023 at 11:00 a.m. (IST) through Video Conferencing ("VC") Other Audio Visual Means ("OAVM") to transact the business, as set out in the Notice of the 30th AGM of the Company which is being circulated, in compliance with applicable provisions of the Companies Act, 2013 and Rules framed there under and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with General Circular No. 14/2020 dated April 08, 2020, General Circular No. 17/2020 dated July 13, 2020, Circular No. 20/2020 dated May 05, 2020, Circular No. 02/2021 dated January 13, 2021, Circular No. 19/2021 dated December 8, 2021, Circular No. 21/2021 dated December 14, 2021, and Circular No. 02/2022 dated May 5, 2022, General Circular No. 10/2022 dated December 28, 2022 respectively, issued by the Ministry of Corporate Affairs ("MCA (Circulars)"), Circular No. SEBI/HO/CFD/CMD/IR/P/2021/111 dated January 15, 2021, Circular SEBI/HO/CFD/CMD/IR/P/2022/62 dated May 13, 2022, and Circular SEBI/HO/CFD/PD-2/PIR/CIR/2023/4 dated January 05, 2023, issued by the Securities and Exchange Board of India ("SEBI (Circulars)") and as amended from time to time, permitted the holding of AGM through VC or OAVM, without the physical presence of the Shareholders at a common venue.

In line with the circular issued by MCA and SEBI the Annual Report of the Company for Financial Year 2022-2023 has been sent only through electronic mode to all the members whose email IDs are registered with the Company/RTA/Depository. The aforesaid documents are available on the website of the Bombay Stock Exchange at www.bseindia.com, National Stock Exchange at www.nseindia.com and on website of Central Depository Services Limited (CDSL) at www.evotingindia.com. The same is also available on the Company's website www.tokyoplastint.in

Pursuant to the provisions of Section 108 of the Companies Act, 2013 & Rule 20 of The Companies (Management and Administration) Rules, 2014 as amended by The Companies (Management and Administration) Amended Rules, 2015 & Regulation 44 of the Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulation, 2015, the Company is pleased to provide all its members (holding shares both in physical and in electronic form) the facility to exercise their vote through remote e-voting to be provided by Central Depository Services (India) Limited (CDSL). The details pursuant to the said Rule are given hereunder:

a. The remote e-voting shall commence on Sunday, 24th September, 2023 at 9.00 a.m. (IST) and ends on Tuesday, 20th September, 2023 at 5.00 p.m.  
b. Cut-off date for voting is 19th September, 2023.  
c. Any person who becomes member of the Company after dispatch of the Notice of AGM and holding shares as of the cut-off date may obtain the login ID and Password by sending a request at ml.helpdesk@linkintime.co.in. However if any person is already registered with CDSL for e-voting then existing user ID and password can be used for casting vote.  
d. Members may note that:  
(i) Remote e-voting shall be disabled by the CDSL after the aforesaid date and time for voting and once the vote is cast, the member shall not be allowed to change it subsequently;  
(ii) The facility for voting through ballot papers does not arise at the 30th AGM as the meeting of the members will be held through VC/OAVM;  
(iii) The Members who have cast their vote by remote e-voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again;  
(iv) A person whose name is recorded in the register of member or in the register of beneficial owners maintained by the depositories as on the cut-off date i.e. 19th September, 2023 only shall be entitled to avail the facility of remote e-voting/voting in the AGM;  
e. The Notice of AGM is also available on the Company's website www.tokyoplastint.in.  
f. In case of any queries, members may refer the FAQs and e-voting manual available at the www.evotingindia.com or write an e-mail to helpdesk.evoting@csindia.com. Members may also write to the Company at the above mentioned Registered Office address.  
g. Notice is hereby given that pursuant to section 91 of the Companies Act, 2013 and Regulation 42 of the SEBI (Listing Obligations & Disclosure Requirements), Regulations, 2015, that the Register of Members and the Share Transfer Book of the company will remain close from the 20th September, 2023 to 27th September, 2023 (both days inclusive) for the purpose of AGM to be held on 27th September, 2023.

Sd/-  
Harsh V. Shah  
Director  
DIN: 0008339

Place: Mumbai  
Date: 12.05.2023

**STARTECK FINANCE LIMITED**  
Regd. Office: 5th Floor, Sunteck Centre, 37-40 Subhash Road, Vile Parle (East), Mumbai-400057  
Tel: +91 22 4287 7800 Fax: +91 22 4287 7890 Email: cosec@starteckfinance.com  
Website: www.starteckfinance.com CIN: L51900MH1985PLC037039

**NOTICE OF 38th ANNUAL GENERAL MEETING TO BE HELD THROUGH ELECTRONIC MODE**

Notice is hereby given that the 38th Annual General Meeting ("AGM") of **Stardeck Finance Limited** ("the Company") is scheduled to be held on **Tuesday, September 26, 2023 at 03.00 p.m. through Video Conferencing ("VC")/Other Audio Visual Means ("OAVM")**, in compliance with all the applicable provisions of the Companies Act, 2013 and the Rules made thereunder read with General Circular No. 14/2020 dated 8th April, 2020, 17/2020 dated 13th April, 2020, 20/2020 dated 5th May, 2020 and subsequent circulars issued in this regard, the latest being 10/2022 dated 28th December, 2022 issued by the Ministry of Corporate Affairs (MCA), read with Securities and Exchange Board of India (SEBI) Circular No. SEBI/HO/CFD/PD-2/P/IR/CIR/2023/4 dated 5th January, 2023 issued by the SEBI and other applicable circulars/circulars issued in this regard by the MCA and SEBI (hereinafter collectively referred to as "Circulars"), to transact the business as set out in the Notice convening the 38th AGM.

The Company will provide facility to the members to exercise their rights to vote by electronic means. Members can join and participate in the AGM through VC/OAVM facility only. The instructions for joining the AGM and manner of participation in the remote e-voting or casting vote through e-voting for AGM will be provided in the Notice of AGM. Members participating through VC/OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013. Electronic copy of the Notice convening the 38th AGM along with the Annual Report for FY 2022-23 will be sent in due course to those shareholders/beneficiaries whose email addresses are registered with the Depository Participants or Registrar and Transfer Agent of the Company.

Members who have not registered their e-mail address are requested to register the same at the earliest

a) in respect of shares held in electronic form with their Depository Participant(s) and  
b) in respect of shares held in physical form by writing to the Company's RTA, M/s Adroit Corporate Services Private Limited, 17/19, Jafferhoy Industrial Estate, Makwana Rd, Marol Naka, Andheri East, Mumbai, Maharashtra 400059 or email at [info@adroitcorporate.com](mailto:info@adroitcorporate.com). The members are requested to provide details such as Name, Folio Number, Certificate number, PAN, mobile number and email id, etc.

Members holding shares in demat form can also send e-mail to aforesaid e-mail ID to register their e-mail address for the limited purposes of receiving the Notice of AGM and Annual Report for the FY 2022-23.

The Company has engaged the services of National Securities Depository Limited (NSDL) as the agency to provide remote e-voting/e-voting facility. The Notice along with the Annual Report will be also available on the Company's website [www.starteckfinance.com](http://www.starteckfinance.com), on the website of NSDL [www.evoting.nsdl.com](http://www.evoting.nsdl.com), on the website of BSE Limited [www.bseindia.com](http://www.bseindia.com) and on National Stock Exchange of India (NSE) [www.nseindia.com](http://www.nseindia.com) where the Company's shares are listed.

In case a member who is holding shares in physical form or who have not registered their email address with the Company/Depositories or any person has become the member of the Company after the Notice has been sent electronically by the Company but on or before the cut-off date i.e. **Tuesday, September 19, 2023** may obtain their login details by following instructions as mentioned in the Notice of AGM or by sending an email to [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in). However, if the member is already registered with NSDL for remote e-voting, then the existing User ID and password can be used for casting vote.

As directed by SEBI, the dividend will be paid through electronic mode to the Members who have updated their bank account details. If the Company is unable to pay the dividend to any member by electronic mode, due to non-availability of the Bank account details, the Company shall dispatch dividend warrant/demand draft to such members. To avoid delay in receiving the dividend, Members are requested to update their complete bank details with their Depository Participants (in case of demat holding) and with RTA (in case of physical holding) in Form ISR 1 along with copy of the signed request letter mentioning the name, folio number, bank details, self-attested copy of the PAN card and cancelled cheque leaf.

Members may note that pursuant to Income Tax Act, 1961 (IT Act), as amended by the Finance Act, 2020, dividend income is taxable in the hands of Members and the Company is required to deduct tax at source from dividend paid to the Members at rates prescribed in IT Act. In general, to enable compliance with TDS requirements, members are requested to complete and/or update their Residential status, PAN category as per IT Act with their Depository Participants or in case shares are held in physical form with the Company/RTA by submitting the required documents.

Members are requested to carefully read all the notes set out in the Notice of the AGM and in particular the instructions for joining the AGM, manner of casting vote through remote e-voting or e-voting at the AGM.

**By order of the Board of Directors**  
**For Starteck Finance Limited**  
Sd/-  
Place: Mumbai  
Date: September 2, 2023  
**Mayuri Jain**  
Company Secretary

REGD./AD/DA/STAFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT EXH No.81

**SALE PROCLAMATION**  
**OFFICE OF THE RECOVERY OFFICER - I** R.P. No. 152 / 2011  
**DEBTS RECOVERY TRIBUNAL - II MUMBAI** DATED: 18/08/2023

MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

**PROCLAMATION OF SALE UNDER RULES 38,52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961, READ WITH RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993**

Canara Bank J... Certificate Holders

**Mr. Vishwanath M. Shetty & Ors.** J... Certificate Debtors  
CD-1: Mr Vishwanath M Shetty, S.S. Sundaram Building, S.S.S. Co-operative Housing Society, Sun Circle Sun (East), Mumbai 400 022 And Flat No 301 & 302, 3rd floor, NJ Residency, Achole Village Road, Nallasopara (East), Distt: Thane, Pin: 401 209.  
CD-2: Mr Kota Bhaskar Rao, 33, 3 floor, A-1, Pereira Juchandra, Amol Nagar, Naigaon (East), Distt: Thane.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. I Mumbai has drawn up the Recovery Certificate in Original Application No. 32 of 2009 for recovery of Rs. 9,51,495.00 with interest and costs from the Certificate Debtors and a sum of Rs. 56,93,256.00 (as on 05.10.2023) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

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

And whereas a sum of Rs. 9,51,495.68 along with pending-ite and further interest @ 10.75 p.a. from the date of filing of application till payment and/or realization and costs from Cds.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 05.10.2023 between 02:00 PM to 03:00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (<https://drt.auctiontignet.net>) of M/s. e-procurement Technologies Ltd, having address at B-704, Wall Street-II, Opp Orient Club, Near Gujrat College, Ellis Bridge, Ahemadabad 380 006, Gujarat (India). Phone Nos. 079-68136841/55/51, 079-68136800. Contact Person : Mr. Praveenkumar Thevar (Mobile +919722778828). Email address praveen.thevar@auctiontignet.net or support@auctiontignet.net. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: Mr. Mahesh Babu Vajja, Mobile: 7013407196

The sale will be of the property of the C.D.s 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 / property.

The property will be put up for the sale in the lots specified in the schedule. If 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 is stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest and costs (including cost of the sale) are tendered to the officer conducting the sale or prof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

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.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, 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 thereunder and to the further following conditions:-

No. Of Lots	Details of the property	Reserve Price	EMD Amount	Incremental Bid
1	Flat No 301, admg 500 sq ft 9,50,000/- on 3rd Floor in the building N J Residency, Plot No 9 (b), S No 149, VIII, Achole, Nallasopara (E), Tal. Vasai, Distt: Thane	9,50,000/-	95,000/-	25,000/-
2	Flat No 302, admg 900 sq ft on 3rd Floor in the building N J Residency, Plot No 9 (b), S No 149, VIII, Achole, Nallasopara (E), Tal. Vasai, Distt: Thane	17,10,000/-	1,71,000/-	25,000/-

- The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 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.
- The public at large is hereby invited to bid in the said open public E-Auction. The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai, superseding R.P. No. only) containing duly filled-in and blue ink signed prescribed bid form, complete KYC documents, mobile number, etc. along with self attested copies of PAN/TAN Card, address proof, photo identity proof of the bidder(s) and original demand draft / pay order of any National Bank / Scheduled Bank towards EMD amount as per lots should be deposited with the undersigned not later than by 4.30 p.m. on 03.10.2023. The demand draft / pay order should be drawn in favour of the "Recovery Officer, DRT-II, Mumbai in R.P. No. 152 of 2011. The bidder(s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated document confirming representation / attorney of the company together with complete KYC of the said principal company shall also be submitted along with bid documents. In case of failure, bid shall not be considered.
- The bidder(s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled-in prescribed bid form along with photocopies of the documents as stated in para 4 here in above. The last date for submission of online bid is 03.10.2023 by 4.30 p.m. The Physical inspection of the properties may be taken between 10.00 a.m. and 5.00 p.m. on 26.09.2023 at the property site.
- The successful highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4.30 p.m. in the form of demand draft / pay order in favour of the "Recovery Officer, DRT-II, Mumbai in R.P. No. 152 of 2011" or directly by way of RTGS/NEFT in the Account No. 30043253890 with State Bank of India, Fort Market Branch, Mumbai, IFSC Code No: SBIN0005347 of Recovery Officer, DRT-II, at Mumbai.
- Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
- The successful highest bidder shall also 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 by prescribed mode as stated in para 6 above. In addition to the above, the successful highest bidder shall also deposit poundage fee with The Recovery Officer, DRT-II, Mumbai @ 2% upto Rs. 1,000/- and @ 1% of the excess of said amount of Rs. 1,000/- through DD in favour of the Registrar, DRT-II, Mumbai.
- In case of default of payment within the prescribed period, the deposit, after defraying 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.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
- The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

No. of Lots	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 bearing on its nature and value
1	Flat No 301, admg 500 sq ft 9,50,000/- on 3rd Floor in the building N J Residency, Plot No 9 (b), S No 149, VIII, Achole, Nallasopara (E), Tal. Vasai, Distt: Thane	Not Available	Mortgaged Property	Not Available
2	Flat No 302, admg 900 sq ft on 3rd Floor in the building N J Residency, Plot No 9 (b), S No 149, VIII, Achole, Nallasopara (E), Tal. Vasai, Distt: Thane	Not Available	Mortgaged Property	Not Available

Given under my hand and seal of this 18th day of August, 2023

Sd/-  
(S.K. Sharma)  
Recovery Officer, DRT-II, Mumbai

**SHERATON PROPERTIES & FINANCE LIMITED**  
CIN - L45202MH1985PLC036920

REGD OFFICE: 301 and 302, 3rd Floor, Peninsula Heights C, D. Barfiwala Road, Andheri (West), Mumbai-400053  
Phone : (91-22) 2621 6000 • Fax: (91-22) 2621 6077  
E-mail: [sheratonproperties@gmail.com](mailto:sheratonproperties@gmail.com) • Website: [www.sheratonproperties.in](http://www.sheratonproperties.in)

**NOTICE OF THE 38th ANNUAL GENERAL MEETING, REMOTE E-VOTING INFORMATION AND BOOK CLOSURE**

Notice is hereby given that the 38th Annual General Meeting ("AGM") of the Members of Sheraton Properties & Finance Limited ("The Company") is scheduled to be held on Tuesday, September 26, 2023 at 03.00 pm at the Registered office of the Company situated at 301 and 30