FINANCIAL EXPRESS

PUBLIC NOTICE

This NOTICE is hereby given that, Flat No. 13, in Kanchanjunga Co. Op. Hsg. Society, situated on S. No. 137/1, 138/1A, 2/2/1A, Gaikwad Nagar, Aundh, Pune -411007, is owned by Lata R. Gharpure. Lata R. Gharpure holding a share Certificate No. 14 consisting of Shares from 66 to 70 inclusive both. That the Original share Certificate has been issued by Kanchanjunga Co. Op. Hsg. Society Ltd., has been Lost / Misplace by her. That she have taken all reasonable and possible efforts to locate the same. However, the same could not be found. The Lost/Found Complaint No. 50173/2025 has been filed at the Chaturshrungi police station as on 26/03/2025. If anyone found the above share certificate, the same is informed to the undersigned together with proof, in original. If anyone is abused by this share certificate, the legal action will be taken on it Rajkumaree Lokare - Advocate and Notary Govt. of India

Pune 19, Kanchanjunga, Gaikwad Nagar, Aundh, Pune-411007 Date: 2/04/2025 Phone No. 8888905148/9423575924

Public Notice for Legal heirs Title Verification

Publicly Notice is hereby at Large regarding below mentioned property as per schedule, said all property owner. nd possessed by Mr. Dinkar Anand Shetty was expired on 13.12.2020 and leaving behind his two daughte Miss, Ashwini Dinkar Shetty & Miss, Asmita Dinkar Shetty and Widow Smt, Anita Dinkar Shetty, Further Daughters have already release their undivided share of Property A to D in favor of Mother i.e. Smt. Anita Dinka Shetty by executing Release Deed dated 23.08.2021, which was registered in the office of Sub-Registrar Haveli No. 19 at Sr. No. 10476/2021 on 27.08.2021. The notice is hereby given for declaration and verification of lega heirs and have legal rights to disposed said schedule property and hereby declared interest of schedule property is free from any encumbers (except Cosmos Bank), clear and marketable title & no any kinds of third-party rights i.e. Gift, Sale, or any other deed on schedule property and legal have legal valid rights to disposed said schedule property. If any rights/interests of third party or any others or said property or if any claim or objection raised n written on address mentioned below within 7 days from the date of this notice. If within due dated no claim and objection raised, we will not considered further claim and objection. The said property shall be considered

Property Schedule

A. The property bearing Shop Nos. 6 & 7 area admeasuring about 575 Sq. Ft. Built-up or equitable area admeasuring about 53.43 Sq. Mtrs. Carpet, on the "Ground Floor", the Building known as "Foundation Head", constructed on the land bearing Plot No. 15/2 out of Survey No. 15/2, situated at Village Kothrud, Taluka- Haveli, District-Pune. B. The property bearing Flat No. 1 (Apartment No. B2/1 & Family unit No. 23) area admeasuring about 800 Sq. Ft. i.e. 74.32 Sq. Mtrs. Built-up along with attached Terrace area admeasuring about 90 Sq. Ft. i.e. 8.36 Sq. Mtrs. in Building No. "B-2", on the "1st Floor" in the society known as "Narayan B-2 Co-operative Housing Society Ltd." along with One Car Parking area admeasuring about 150 Sq. Ft. i.e. 13.93 Sq. Mtrs., constructed on the land bearing Plot No. 2, out of Survey No. 209 Hissa No. 3, situated a Village Bhamburda (Shivaji Nagar), Taluka- Haveli, District-Pune. C. The property bearing Apartment No. 1 (Flat No. G-A) area admeasuring about 815 Sq. Ft. i.e. 75.75 Sq. Mtrs. Built-up along with Open Space area admeasuring about 38.10 Sq. Mtrs. on the "Ground Floor" in the Scheme known as "Ajit Apartmen Condominium", constructed on the land bearing Final Plot No. 498/A+B/1 out of CTS No. 1087/A+B/1, situate t Village Bhamburda (Shivajinagar), Taluka- Haveli, District-Pune. D. The property bearing Apartment No. 2 (Flat No. G-B) area admeasuring about 815 Sq. Ft. i.e. 75.75 Sq.Mtrs. Built-up along with Open Space area admeasuring about 11.89 Sq. Mtrs. on the "Ground Floor" in the Scheme known as "Ajit Apartment Condominium", constructed on the land bearing Final Plot No. 498/A+B/1 out of CTS No. 1087/A+B/1, situated at Village Bhamburda (Shivajinagar), Taluka- Haveli, District-Pune. E. The property bearing Flat No. F-1 area admeasuring about 3000 Sq. Ft. i.e. 280 Sq. Mtrs. Built-up, on the "1st Floor" in the Scheme known as "Yash Towers" the society known as "Yash Towers Co-operative Housing Society Ltd.", constructed on the land bearing Survey No. 161/2/2 having corresponding CTS No. 2540 and 162/1+2/2 having corresponding CTS No 2539, situated at Village Aundh, Taluka-Haveli, District-Pune. F. The property bearing Land bearing Survey No. 144/3 area admeasuring about 00H-46R and thereon RCC constructed area 4800 Sq. Ft. i.e. 446.09 Sq. Mtrs. having Milkat No. 630A & 630B, situated at Village Hinjewadi, Taluka- Mulshi, District-Pune G. The property bearing Land bearing Survey No. 273/5 area admeasuring about 00H-09R, situated at Village Baner, Taluka- Haveli, District-Pune Date: 26.03.2025.

ALPINE LAW PUNE Adv. Ganesh R. Kadam Office/Flat No. 8, 2nd Floor, Wing A, Amod Apartment, CTS 1145, Final Plot No. 530, Fergusson college Road, Behind Shravan Hotel & Near Ramsar Cafe, Model Colony, Shivajinagar, Pune-411016. Mob: +91 9923904981 Email: kadamganesh2014@gmail.com



Pune East Zone: Janamangal Building, 21d Floor, S. No. 7 A/2, Opp. Kirloskar Pneumatics Co Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013.

Ph.: 020-24514023 Email: cmmarc per@mahabank.co.in

Possession Notice (Appendix IV under the Act-Rule-8(1)) Whereas the undersigned being the Authorized Officer of the Bank

of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Sub Section (12) of Section 13 read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice on the dates as mentioned below calling upon the following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice.

The Borrowers as well as Guarantors having failed to repay the outstanding amount. Notice is hereby given to the Borrowers as well as Guarantors and the Public in general that the undersigned has Symbolic Possession of the property described herein below in exercise of the powers conferred on him under Section 13 (4) of the said Act read with rule 8 of the said Rules on the dates mentioned below.

The Borrower as well as Guarantor in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Maharashtra, Walhe Branch for an amounts mentioned hereinbelow.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Name of Branch, Borrower & Guarantors	Dues In Rs.					
1.	Sampatrao Chorage, Mr. Sampatrao Maruti Chorage,	Rs. 3,96,079.73/- (Rupees Three Lakh Ninety-Six Thousand Seventy Nine and Paise Seventy Three Only) plus unapplied interest w.e.f. 22.01.2025,					
25	Date of Demand Notice : 22/01/2025	Date of Possession : 28/03/2025					
	Description of the Property: All those pieces and parcels of Plot and House constructed/to be constructed on Gat No. 953/1 AT PO Jeur, Taluka Purandar, Dist. Pune.						
Date: 28/03/2025 C Place: Jeur B		Chief Manager, & Authorised Officer Sank of Maharashtra, Pune East Zon					

THIS IS A PUBLIC ANNOUNCEMENT FOR INFORMATION PURPOSES ONLY AND IS NOT A PROSPECTUS ANNOUNCEMENT AND DOES NOT CONSTITUTE AN INVITATION OR OFFER TO ACQUIRE, PURCHASE OR SUBSCRIBE TO SECURITIES UNDER THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED ("SEBI ICDR REGULATIONS"). INITIAL PUBLIC OFFERING OF EQUITY SHARES ON THE MAIN BOARD OF BSE LIMITED ("BSE") AND NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE") (TOGETHER, THE "STOCK EXCHANGES") IN COMPLIANCE WITH CHAPTER II OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED ("SEBI ICOR REGULATIONS"), NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION DIRECTLY OR INDIRECTLY, OUTSIDE INDIA.

PUBLIC ANNOUNCEMENT



(Please scan the QR Code to view the DRHP)



ANAND RATHI SHARE AND STOCK BROKERS LIMITED

Our Company was originally incorporated as 'Navratan Capital and Securities Private Limited', at Mumbai as a private limited company under the provisions of Companies Act, 1956 and received a certificate of incorporation issued by the RoC on November 22, 1991. Our Company got converted into a public limited company pursuant to a Board resolution dated January 10, 2007 and a special resolution passed by the Shareholders on February 05, 2007, and the name of our Company was changed to, "Navratan Capital and Securities Limited'. A fresh certificate of incorporation was issued by the RoC on March 21, 2007. Subsequently, the name of our Company was changed from 'Navratan Capital and Securities Limited' to 'Anand Rathi Share and Stock Brokers Limited', pursuant to a Board resolution dated August 26, 2007 and a special resolution passed by our Shareholders on October 26, 2007. A fresh certificate of incorporation dated January 29, 2008, was issued by the RoC to our Company. For details of changes in the name and registered office of our Company. see 'History and Certain Corporate Matters' on page 233 of the draft red herring prospectus dated March 31, 2025 filed by the Company with Securities and Exchange Board of India, and the Stock Exchanges (the 'DRHP' or the 'Draft Red Herring Prospectus'). Registered Office and Corporate Office: Express Zone, A Wing, 10th Floor, Western Express Highway, Goregaon (E), Mumbai - 400063;

Contact Person: Chetan Prayinbhai Prajapati, Company Secretary and Compliance Officer; Tel: +91 22 - 6281 7000; E-mail: secretarial@rathi.com; Website: www.anandrathi.com; Corporate Identity Number: U67120MH1991PLC064106

OUR PROMOTERS: ANAND NANDKISHORE RATHI. PRADEEP NAVRATAN GUPTA. PRITI PRADEEP GUPTA AND ANAND RATHI FINANCIAL SERVICES LIMITED

INITIAL PUBLIC OFFERING OF UP TO [•] EQUITY SHARES OF FACE VALUE OF ₹ 5 EACH (EQUITY SHARES) OF ANAND RATHI SHARE AND STOCK BROKERS LIMITED (OUR COMPANY) FOR CASH AT A PRICE OF ₹ [•] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹ [•] PER EQUITY SHARE) (ISSUE PRICE) AGGREGATING UP TO ₹ 7,450.00 MILLION (ISSUE). THE ISSUE MAY INCLUDE A RESERVATION OF UP TO [•] EQUITY SHARES AGGREGATING UP TO ₹ [•] MILLION (CONSTITUTING [•]% OF OUR POST-ISSUE EQUITY SHARE CAPITAL), FOR SUBSCRIPTION BY ELIGIBLE EMPLOYEES (EMPLOYEE RESERVATION PORTION). OUR COMPANY MAY, IN CONSULTATION WITH THE BRLMS, OFFER A DISCOUNT OF UP TO [●]% OF THE ISSUE PRICE (EQUIVALENT OF ₹ [●] PER EQUITY SHARE) TO THE ELIGIBLE EMPLOYEES BIDDING IN THE EMPLOYEE RESERVATION PORTION (EMPLOYEE DISCOUNT), SUBJECT TO NECESSARY APPROVALS AS MAY BE REQUIRED. THE ISSUE LESS THE EMPLOYEE RESERVATION PORTION IS HEREINAFTER REFERRED TO AS THE 'NET ISSUE'. THE ISSUE AND THE NET ISSUE SHALL CONSTITUTE [• 1% AND [• 1% OF OUR POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY, RESPECTIVELY.

OUR COMPANY, IN CONSULTATION WITH THE BRLMS, MAY CONSIDER A PRE-IPO PLACEMENT OF SPECIFIED SECURITIES, AS MAY BE PERMITTED UNDER APPLICABLE LAW, TO ANY PERSON(S), AGGREGATING UP TO ₹ 1,490.00 MILLION AT ITS DISCRETION, PRIOR TO FILING OF THE RED HERRING PROSPECTUS WITH THE ROC. THE PRE-IPO PLACEMENT, IF UNDERTAKEN, WILL BE AT A PRICE TO BE DECIDED BY OUR COMPANY, IN CONSULTATION WITH THE BRLMS, IF THE PRE-IPO PLACEMENT IS COMPLETED, THE AMOUNT RAISED PURSUANT TO THE PRE-IPO PLACEMENT WILL BE REDUCED FROM THE FRESH ISSUE, SUBJECT TO COMPLIANCE WITH RULE 19(2)(B) OF THE SECURITIES CONTRACTS (REGULATION) RULES, 1957, AS AMENDED. THE PRE-IPO PLACEMENT, IF UNDERTAKEN, SHALL NOT EXCEED 20,00% OF THE SIZE OF THE FRESH ISSUE, PRIOR TO THE COMPLETION OF THE ISSUE, OUR COMPANY SHALL APPROPRIATELY INTIMATE THE SUBSCRIBERS TO THE PRE-IPO PLACEMENT, PRIOR TO ALLOTMENT PURSUANT TO THE PRE-IPO PLACEMENT, THAT THERE IS NO GUARANTEE THAT OUR COMPANY MAY PROCEED WITH THE ISSUE, OR THE ISSUE MAY BE SUCCESSFUL AND WILL RESULT INTO LISTING OF THE EQUITY SHARES ON THE STOCK EXCHANGES. FURTHER, RELEVANT DISCLOSURES IN RELATION TO SUCH INTIMATION TO THE SUBSCRIBERS TO THE PRE-IPO PLACEMENT (IF UNDERTAKEN) SHALL BE APPROPRIATELY MADE IN THE RELEVANT SECTIONS OF THE RED HERRING PROSPECTUS AND THE PROSPECTUS.

THE FACE VALUE OF THE EQUITY SHARES IS ₹ 5 EACH AND THE ISSUE PRICE IS [•] TIMES THE FACE VALUE OF THE EQUITY SHARES. THE PRICE BAND, EMPLOYEE DISCOUNT, IF ANY, AND THE MINIMUM BID LOT WILL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGERS (BRLMS) AND WILL BE ADVERTISED IN ALL EDITIONS OF [.], AN ENGLISH LANGUAGE NATIONAL DAILY WITH WIDE CIRCULATION, ALL EDITIONS OF [.], A HIND! LANGUAGE NATIONAL DAILY WITH WIDE CIRCULATION AND ALL EDITIONS OF [•], A MARATHI DAILY NEWSPAPER (MARATHI BEING THE REGIONAL LANGUAGE OF MAHARASHTRA, WHERE OUR REGISTERED OFFICE IS LOCATED), AT LEAST 2 WORKING DAYS PRIOR TO THE BID/ISSUE OPENING DATE AND SHALL BE MADE AVAILABLE TO THE BSE LIMITED (BSE) AND THE NATIONAL STOCK EXCHANGE OF INDIA LIMITED (NSE. AND TOGETHER WITH BSE. THE STOCK EXCHANGES) FOR THE PURPOSE OF UPLOADING ON THEIR RESPECTIVE WEBSITES, IN ACCORDANCE WITH THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED (SEBIICDR REGULATIONS).

In case of any revision in the Price Band, the Bid/Issue Period will be extended by at least 3 additional Working Days after such revision in the Bid/Issue Period not exceeding 10 Working Days. In cases of force majeure, banking strike or similar circumstances, our Company in consultation with the BRLMs, for reasons to be recorded in writing, extend the Bid/Issue Period for a minimum of 1 Working Day, subject to the Bid/Issue Period not exceeding 10 Working Days. Any revision in the Price Band and the revised Bid/Issue Period, if applicable, shall be widely disseminated by notification to the Stock Exchanges, by issuing a press release, and also by indicating the change on the website of the BRLMs and at the terminals of the other members of the Syndicate and by intimation to the Designated Intermediaries and the Sponsor Bank(s), as applicable.

The Issue is being made through the Book Building Process, in terms of Rule 19(2)(b) of the SCRR read with Regulations and in accordance with the Regulation 6(1) of the SEBI ICDR Regulations wherein not more than 50% of the Net Issue shall be available for allocation on a proportionate basis to qualified institutional buyers (QIBs) (such portion), provided that our Company, in consultation with the BRLMs, may allocate up to 60% of the QIB Portion to the Anchor Investors on a discretionary basis in accordance with the SEBI ICDR Regulations (Anchor Investor Portion), of which one-third shall be reserved for domestic Mutual Funds, subject to valid Bids being received from the domestic Mutual Funds, at or above the price at which allotment is made to the Anchor Investors (Anchor Investor Allocation Price). Further, in the event of under-subscription, or non-allocation in the Anchor Investor Portion (Net QIB Portion). Further, 5% of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIB Bidders (other than Anchor Investors), including Mutual Funds, subject to valid Bids being received at or above the Issue Price. However, if the aggregate demand from Mutual Funds is less than 5% of the Net QIB Portion, the balance Equity Shares available for allocation in the Mutual Fund Portion will be added to the remaining Net QIB Portion for proportionate allocation to all QIBs. Further, not less than 15% of the Net Issue shall be available for allocation on a proportionate basis to Non-Institutional Investors out of which (a) one-third of such portion shall be reserved for applicants with application size of more than ₹ 0.20 million and up to ₹ 1.00 million; and (b) two-third of such portion shall be reserved for applicants with application size of more than ₹ 1.00 million; provided that the unsubscribed portion in either of such sub-categories may be allocated to applicants in the other sub-category of Non-Institutional Investors and not less than 35% of the Net Issue shall be available for allocation to Retail Individual Investors in accordance with the SEBI ICDR Regulations, subject to valid Bids being received from them at or above the Issue Price. Further, Equity Shares will be allocated on a proportionate basis to Eligible Employees applying under the Employee Reservation Portion, subject to valid Bids being received at or above the Issue Price. All potential Bidders (except Anchor Investors) are mandatorily required to participate in the Issue through the Application Supported by Blocked Amount (ASBA) process by providing details of their respective ASBA accounts, and UPI ID in case of UPI Bidders using UPI Mechanism, as applicable, pursuant to which their corresponding Bid Amount will be blocked by the Self Certified Syndicate Banks (SCSBs) or by the Sponsor Bank(s) under the UPI Mechanism, as the case may be. Anchor Investors are not permitted to participate in the Anchor Investor Portion through the ASBA process. For further details, see 'Issue Procedure' on page 426 of the DRHP.

This public announcement is made in compliance with the provisions of Regulation 26(2) of the SEBI ICDR Regulations to inform the public that our Company is proposing to undertake, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to undertake an initial public offering of its Equity Shares pursuant to the Issue and has filed the DRHP dated March 31, 2025 with SEBI and the Stock Exchanges on March 31, 2025. Our company had filed draft red herring prospectus dated December 14, 2024 with SEBI and Stock Exchanges which was returned by SEBI. Accordingly our company has resubmitted the DRHP with SEBI and Stock Exchanges on March 31, 2025.

Pursuant to Regulation 26(1) of the SEBI ICDR Regulations, the DRHP filed with SEBI shall be made available to the public for comments, if any, for a period of at least 21 days, from the date of publication of this public announcement, in accordance with Regulation 26(2) of the SEBI ICDR Regulations, by hosting it on the websites of SEBI at www.sebi.gov.in, on the websites of the Stock Exchanges i.e., BSE at www.nseindia.com, where the equity shares are proposed to be listed and on the website of the Company at www.anandrathi.com and the websites of the book running lead managers to the Issue, i.e., Nuvama Wealth Management Limited at www.nuvama.com, DAM Capital Advisors Limited at www.damcapital.in and Anand Rathi Advisors Limited at www.anandrathiib.com. Our Company hereby invites the public to give comments on the DRHP filed with SEBI and the Stock Exchanges with respect to disclosures made in the DRHP. The public is requested to send a copy of their comments to SEBI and/or to the Company Secretary and Compliance Officer of our Company and/or the BRLMs at their respective addresses mentioned herein. All comments must be received by SEBI and/or the Company and/or the BRLMs and/or the Company Secretary and Compliance Officer of our Company in relation to the Issue on or before 5:00 p.m. on the 21st day from the date of publication of this public announcement in accordance with Regulation 26(2) of the SEBI ICDR Regulations.

Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Issue unless they can afford to take the risk of losing their entire investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Issue. For taking an investment decision, investors must rely on their own examination of our Company and the Issue, including the risks involved. The Equity Shares in the Issue have not been recommended or approved by the SEBI, nor does SEBI guarantee the accuracy or adequacy of the contents of the Draft Red Herring Prospectus. Specific attention of the investors is invited to 'Risk Factors' on page 34 of the DRHP.

Any decision to invest in the Equity Shares described in the DRHP may only be made after the red herring prospectus ("RHP") has been filled with the RoC and must be made solely on the basis of such RHP, as there may be material changes in the RHP from the DRHP. The Equity Shares, when offered, through the RHP, are proposed to be listed on the Stock Exchanges.

The liability of the members of our Company is limited by shares. For details of the main objects of our Company as contained in its memorandum of association, see "History and Certain Corporate Matters" on page 233 of the DRHP.

For details of the share capital and capital structure of our Company and the names of the signatories to the memorandum of association and the number of shares of our Company subscribed by them, see "Capital Structure" on page 103 of the DRHP. BOOK RUNNING LEAD MANAGERS REGISTRAR TO THE ISSUE



Nuvama Wealth Management Limited 801 - 804, Wing A, Building No 3, Inspire BKC, G Block, Bandra Kurla Complex, Bandra East, Mumbai, 400051, Maharashtra, Tel: +91 22 40094400 E-mail: arssbl.ipo@nuvama.com Website: www.nuvama.com

Investor grievance email: customerservice.mb@nuvama.com Contact Person: Pari Vava/ Soumavo Sarkar SEBI Registration Number: INM000013004

DAM Capital Advisors Limited PG 1 Ground Floor, Rotunda Building, Dalai Street, Fort Mumbai, 400001 Maharashtra, India Tel: +91 22 4202 2500 E-mail: arssbl.ipo@damcapital.in Website: www.damcapital.in Investor grievance email: complaint@damcapital.in

Contact person: Chandresh Sharma

SEBI Registration number; MB/INM000011336

AnandRathi INVESTMENT BANKING Anand Rathi Advisors Limited* 11" Floor, Times Tower, Kamla City, Senapati Bapat Marg, Lower Parel,

Mumbai 400013, Maharashtra, India Tel.: +91 22 4047 7120 E-mail: ipo.arssbl@rathi.com Website: www.anandrathiib.com Investor Grievance email: grievance.ecm@rathi.com Contact Person: Nikita Jaju/ Shivani Tapadia SEBI Registration number: INM000010478

MUFG Intime India Private Limited (formerly Link intime India Private Limited) C-101, 1" Floor, 247 Park, L.B.S. Marg, Vikhroli West, Mumbai 400 083, Maharashtra, India Tel: +91 81081 14949

E-mail: anandrathibrokers.ipo@in.mpms.mufg.com Website: www.in.mpms.mufg.com Investor grievance e-mail: anandrathibrokers.ipo@in.mpms.mufg.com Contact Person: Shanti Gopalkrishnan SEBI Registration Number: INR000004058

COMPANY SECRETARY AND COMPLIANCE OFFICER Chetan Pravinbhai Prajapati

Express Zone, A Wing, 10th Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063. Telephone: +91 22 - 6281 7000; E-mail: secretarial@rathi.com

"In compliance with the proviso to Regulation 21A(1) of the Securities and Exchange Board of India (Merchant Bankers) Regulations, 1992, as amended, read with proviso to Regulation 23(3) of the SEBI ICDR Regulations, Anand Rathi Advisors Limited will be involved only in marketing of the Issue.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the DRHP.

SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

For ANAND RATHI SHARE AND STOCK BROKERS LIMITED On behalf of the Board of Directors Chetan Pravinbhai Prajapati

Date : April 1, 2025 Company Secretary and Compliance Officer ANAND RATHI SHARE AND STOCK BROKERS LIMITED is proposing, subject to receipt of requisite approvals, market conditions and other considerations, to make an initial public offer of its Equity Shares and has filed the DRHP with SEBI on March 31, 2025. The DRHP shall be available on the website of SEBI at www.sebi.gov.in, websites of the Stock Exchanges, i.e., BSE at www.bseindia.com and is available on website of the Company i.e. www.anandrathi.com, websites of the BRLMs, Nuvama Wealth Management Limited at www.nuvama.com, DAM Capital Advisors Limited at www.damcapital.in and Anand Rathi Advisors Limited at www.anandrathiib.com. Potential investors should note that investment in equity shares involves a high degree of risk and for

details relating to such risks, please see the section entitled 'Risk Factors' on page 34 of the DRHP and the details set out in the RHP, when filed. Potential investors should not rely on the DRHP for making any investment decision. This announcement has been prepared for publication in India and may not be released in the United States. This announcement does not constitute an offer of securities for sale in any jurisdiction, including the United States, and any securities described in this announcement may not be offered or sold in the United States absent registration under the U.S. Securities Act of 1933 or an exemption from registration, Any public offering of securities to be made in the United States will be made by means of a prospectus that may be obtained from the Company and that will contain detailed information about the Company and management, as well as financial statements. However, the securities described in this announcement are not being offered or sold in the United States. CONCEPT

@aab.ua.	APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES
(a) pho Housing	E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND
finance Limited	ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)
Char Ki Baat	Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 K.G. Marg, New Delhi-110001, Ph.:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com
BRANCH OFF.: OFFICE	NO. 302, 3RD FLOOR, GHEEWALA COMPLEX, STATION ROAD, CHINCHWAD, PUNE, MAHARASHTRA - 411019, BRANCH OFF.: 560, FIFTH FLOOR, MARVEL VISTA, S.NO 599A=598+593A, SAHNEY SUJAN PARK, LULLA NAGAR, PUNE, MAHARASHTRA - 411040
72 (2002) Malou Market March 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	VISTA, S.NO 599A=598+593A, SAHNEY SUJAN PARK, LULLA NAGAR, PUNE, MAHARASHTRA - 411040
Notice is hereby given to t	the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in
Column no D mortanondia	shrighed to the Consider Conflict the appetruction (Chicalogy & Quantum of which has been taken in Calculate the appetruction (Chicalogy & Quantum of which has been taken in Calculate the appetruction (Chicalogy & Quantum of which has been taken in Calculate the conflict the appetruction (Chicalogy & Quantum of which has been taken in Calculate the conflict the conflict the conflict that the conflict the conflict that the

Place: Mumbai

Housing Finance Limited Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs. Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com. 17-04-2025 Rs. 08-04-2025 Between 2:00 PM to 4:00 PM PM to 3:00 PM Physical Single Building, 3rd Floor Flat No. 301 Rs. Rs. Platinum Bliss Gat No 707 Markal Pune 14,44,000 1,44,400 HOU/PM/0421/878479 Agasti Nayak / Rashmita Nayak B.O.: Pimpri Chinchwad 23,73,936,18 & 16-03-2023 08-04-2025 19-04-2025 Not Know Maharashtra-412105 HOU/KNDW/0121/851872 Vishai Gupta / Vishnu Madan Lai Gupta B.O.: Kondhwa Physical Flat No 1002, Gat No 418, Wing B 10th Floor, Surabhi Iconica At Village Nanekarwadi Khed 25,85,000 2,58,500 Pune Maharashtra-410501 07-04-2025 Between 12:00 Between 2:00 PM to 4:00 PM PM to 3:00 PM Rs. 31,26,732,86 & 14-09-3023 Not Know HOU/KNDW/0221/864510 Vishal Gupta / Vishnu Madan Lai Gupta B.O.: Kondhwa Physical Flat No 1001, Gat No 418, Wing B 10th Floor, Surabhi Iconica, At Village Nanekarwadi Khed 34,02,000 3,40,200 Pune Maharashtra-410501 Rs. 03-04-2025 19-04-2025 10,000 Between 12:00 Between 2:00 PM to 4:00 PM PM to 3:00 PM 17-04-2025 Not Know Physical Flat No 801, Gat No 418, Wing B 8th Floor, Surabhi Iconica At Village Nanekarwadi Khed 34,02,000 3,40,200 Pune, Maharashtra-410501 HOU/KNDW/0221/864520 Rs. Vishal Gupta / Vishnu Madan 41,09,539.86 Lal Gupta B.O.: Kondhwa & 14-09-2023 17-04-2025 Rs. 04-04-2025 19-04-2025 10,000 Between 12-00 Between 2:00 PM to 4:00 PM PM to 3:00 PM

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. **To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances to the catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

(1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/ secured assets and status is mentioned in column no-K. (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/ orders passed etc. if any, stated in column no-K. (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/ orders passed etc. if any, stated in column no-K. Including but not limited to the title or the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) fine purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than pest working day. The sale may be confirmed in abour of (bidder(s) only after receipt of 25% of the sale price by the secured credition in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of expiny of mandatory period of 15 days mentioned

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



AUCTION NOTICE

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/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is"," As is what is ", and 'Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Oate of Poss- ession	Description of Property	Reserve Price For Property	Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
MAHAMAYA KANHU ADASUL, AKSHAY ASHOKRAO THOKAL, ASHOK MALDEV THOKAL (AC NO.) LNHSR01417- 180059060	18,67,758.00/- Rs	ALCOHOLOGICAL SECTION IN THE SECTION OF THE SECTION	25	PLOT NO. 517 A(1) 3RD T.F. 1 PRIDE CORNER, C.S. NO: 1812(P), T.P. AT. SHRIRAMPUR, TAL. SHRIRAMPUR, DISTT- AHMEDNAGAR, MAHARASHTRA 413709 ADMEASURING 32.251 SQ MTR	Rs. 1662000/-	Rs. 166200/-	11.00 AM TO 01.00 PM 03 MAY 2025	GALA NO-204, FIRST FLOOR, DHRUVI LIFE STYLE, MAIN ROAD, SHRIRAMPUR- 413709,MAHARAS HTRA-INDIA
CHANDRAKANT TUKARAM KUDALE, MRS. VANDANA CHANDRAKANT KUDALE GUARANTOR: Mr. Sachin Shankar Kudale (AC NO.) LNPUN00313- 140006913	Rs. 63,94,568.00/- DUES AS ON 01 APR 2025	2 MAY 19 Rs, 1365140.41/- DUES AS ON 2-MAY-19	18 MAR 20	GAT NO. 3960/1 PAIKI, FLAT NO. 101, 1ST FLOOR, 'SUNDAR SANKUL', BING -A, GRAM & GRAM PANCHYAT - TALEGAON DHAMDHERE, TALUKA - SIRUR, DISTRICT - PUNE, MAHARASHTRA. ADMEASURING 758 SQ. FT.	Rs. 1303760/-	Rs. 130376/-	11.00 AM TO 01.00 PM 03 MAY 2025	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE- 411043,MAHARAS HTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, lind Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Pushpendra Meena - 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above

said loan accounts about tender interse bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full. **Authorised Officer Aavas Financiers Limited** Place : Jaipur Date : 02-04-2025

PLACE:- PIMPRI CHINCHWAD, KONDHWA, DATE:- 31.03.2025





