

PRO/363/ADV/2023-24

Ex. Engg. (Mech. & Elect.)W.S.

# OFFICE OF THE RECOVERY OFFICER **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** 1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

PROCLAMATION OF SALE: IMMOVABLE PROPERTY Date of Auction Sale: 28/06/2023 RC No. 290/2019

PROCLAMATION OF SALE UNDER RULES 37,38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 UNION BANK OF INDIA I/s MADHUKAR RAMCHANDRA CHAVAN

(CD) Madhukar Ramchandra Chavan - Post Deolichapada Taluk : Dindori District: Nashik Pin - 4222 202.

Vhereas Recovery Certificate No. RC/290/2019 in drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) for the recovery of the sum of Rs. 2047714.00 [Rupees Twenty Lakhs Forty Seven Thousands Seven Hundred Fourteen Only] along with interest and the costs of Rs. 48000.00 [Rupees Forty Eight Thousands Only] from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s). And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate. Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on **28/06/2023 between 1:00 PM to 02: 00 PM** by auction and bidding shall take place through Online/Offline through the **website: https://www.bankeauctions.com**. The details of authorised contact person for auction service provider is, **Name: C1 INDIA PVT LTD Mobile no.- 9594597555 Email- support@bankeauctions.com**. The details of authorised bank officer for auction service provider is, Name: Kiran Prakashrao Deokar Mobile no.- 9049933210 Email-ubin0550434@unionbankofindia.bank officer of Union Bank of India. The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot. The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate+interest+costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned. At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection vith this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold. The e shall be subject to conditions prescribed in the second schedule to the Income Tax Act. 1961 and the rules made thereund and to the following further conditions: I. The particulars specified in the annexed schedule have been stated to the best of the nformation of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in the roclamation. II. The Reserve Price below which the property shall not be sold is as mentioned in the schedule. III. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled. IV. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/them is not less than the reserve price. I shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **V.** Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of DD/Pay order in favour of **RECOVERY OFFICER**, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** to be deposited with R.O./Court Auctioneer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) Or by Online through RTGS/NEFT/directly into the Account No. 10430100022945 the name of BANK OF BARODA having IFSC Code No. BARBOVASHIX and details of the property along with copy of PAN card, address proof and identity proof, E-mail ID, Mobile No. and in case of the company or any othe document, confirming representation/attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction

urther interest and other charges thereon at the contractual rates upon the footing of compound nterest and substitute interest, incidental, costs and charges etc. due from 04/03/2023 till the date of full repayment and / or realization. The Borrowers Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in

Sd/

espect of time available, to redeem the secured asset Description of the Immovable Property Mortgage over following properties: Flat no. 501-502, 5th Floor, Shilpa Building, Barfiwala Road Juhu, Andheri West, Mumbai – 400058, Maharashtra Sd (Authorised Officer

Seventy Seven Lakhs Eight Thousand One Hundred Eight and Paise Four Only) payable as on 03/03/2023 towards the outstanding amount for Loan Account No. LAP18069113

LAP18202190 & 06512140000178, together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from 04/03/2023 till it's actual

realization ("outstanding amount") within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower having failed to repay the amount, notice is

hereby given to the Borrower/ Co Borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers

conferred on him / her under Section 13(4) of the SARFAESI Act read with Rule 8 of the abov

The Borrower/ Co Borrower mentioned hereinabove 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

the charge of the KOTAK MAHINDRA BANK LIMITED, having branch address at 4th Floor Adamas Plaza, 166/16, CST Road, Kolivery Village Kunchi Kurve Nagar, Kalina Santacruz(E

Mumbai-400098 for an amount of Rs.77,08,108.04/- (Rupees Seventy Seven Lakhs Eight

Thousand One Hundred Eight and Paise Four Only) payable as on 03/03/2023 together with

said Rules on this 15th Day of May of the year 2023.



TRANSINDIA REAL ESTATE LIMITED (Formerly known as TransIndia Realty & Logistics Parks Limited

Floor, "A" Wing, New Shree Forty One Lakhs Eighty 2. Last Date of Subn AS CONSTRUCTION Ganesh Darshan Co-op of EMD Seven Thousand Five Hsg. Soc. Ltd, Vill: Pisawali, Tal: Kalyan, Dist.: Thane, the plot of land bearing Hundred Twenty Five 2. Notice date: 18.05.2025 (Earnest Money Deposit) 12.06.2023 Before 5 PM and **19.10.2022** only). 3. Loan No S.No. 28, H. No.16. Withi HM/0458/H/15/000009 and AND the limits of the Kalyan 3. Date and time of Inspection HL/0458/H/17/000002 Dombivilli Municipa of Property 4. Total Dues: Rs. 45,11,155.00/-Corporation Kalyan & also 15.06.2023 (11 AM - 4 PM) Rs. 4.18.753/- (Rupees (Rupees Forty Five Lacs Eleven within the Sub-Registra Four Lakhs Eighteen Thousand Seven Thousand One Hundred Fifty Five Dist.: Thane. only) payable as on 18.05.2022 AND Hundred Fifty Three along with interest @14.30% till the All that piece and parcel of property Bearing No. Flat only). realization AND No. 2. 1st Floor, 'A' Wing, Rs. 26,12,397.00 (Rupees Twenty Shree Ganesh Darshan Co. Six Lacs Twelve Thousand Three op HSC Soc. Ltd., Village Pisawali Tal: Kalvan (E), Dist Hundred Ninety Seven only) payable Thane, Pin-421306. as on 19.10.2022 along with interest @13.30% till the realization.

The intending bidders are advised to visit the Branch and the properties put up on Auction, and obtain necessary informatic regarding charges, encumbrances. The purchaser shall make his own enquiry and ascertain the additional charges ncumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto. All statutory dues like property taxes, electricity dues and any other dues, if any, attached to the property should be ascertained and paid by the successful bidder(s)/prospective purchaser(s). The bidder(s)/prospective purchaser(s) are requested, in their own interest to satisfy himself/herself/itself with regard to the above and the other relevant details pertaining to the above-mentione property/Properties, before submitting the bids.

### FERMS AND CONDITIONS OF E AUCTION SALE:

The auction /sale will be Online e-auction / Bidding through website https://123done.in on the date as mentioned in the table above with Unlimited Extension of 5 minutes.

The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance which is mandatory for e-bidding, from auction service provider M/s Augeo Asset Management, H-182, Sector 63, NOIDA 201301 no. +91 7428993244/+91 7428695102 / Email id- shekhar.seartradeexchange.com. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amoun of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the account of "Poonawalla Fincorp Ltd", Bank-ICIC BANK LTD. CC Account No. 000651000350 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn or any nationalized or scheduled Bank on or before 12/06/2023 and register their name at https://123done.in and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the web-site, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy to (respective Manager Poonawalla Fincorp Ltd.) Mr. SANDEEP VIJAY SHIRSAT, Address- Poonawalla Fincorp Ltd, 205 2nd Floor Lotus Park Road No 16 Thane West Maharashtra-400604 Mobile no - 9699023729 F-mail ID - sande

will not be issued or received by post/courier.

# Let's together and make Mumbai Malaria free

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poonawallafincorp.com

- Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website. Bidders are advised to go through the website https://123done.in for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings Online bidding will take place at web-site of organization as mentioned hereinabove, and shall be subject to the terms an conditions contained in the tender/e-auction document. The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the website https://123done.in in or the same may also be collected from the concerne Branch office of Poonawalla Fincorp Ltd. A copy of the Bid form along with the enclosure submitted online (also mentionin UTR Number) shall be submitted to Concern Manager Poonawalla Fincorp Ltd (Formerly Known as Magma Fincorp Ltd). copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be sent over to Concern Manager Mr. SANDEEP VIJAY SHIRSAT, Address- Poonawalla Fincorp Ltd, 205, 2nd Floor, Lotus Park, Road No 16, Thane West Maharashtra-400604, Mobile no. - 9699023729, E-mail ID - sandeep.shirsat@poonawallafincorp.com at Poonawalla Fincorp Ltd (Formerly Known as Magma Fincorp Ltd), on or before date and time mentioned above. For further details and queries, contact Authorised officer, name Mr. SANDEEP VIJAY SHIRSAT Mobile no. +91 9699023729
- Due Care has been taken to include adequate particulars of Secured Assets in the Schedule hereinabove. The Author Officer shall not be answerable/responsible for any error, misstatement or omission in this proclamation.
- The Secured Asset shall be sold above the Reserve Price only. Auction shall commence at one increment above the Reserve Price and bidders shall be free to bid among themselves by improving their offer with minimum incremental amount R 10,000/- (Rupees ten thousand only).
- Only those bidders holding valid user ID and Password and confirmed payment of EMD through NEFT /RTGS shall be permitted to participate in the online e-auction. The Authorised Officer reserves the right to accept or reject any or all bids at any time without assigning any reason. Further, the Authorised Officer reserves the right to postpone or cancel or adjourn or discontinu the e-Auction or vary the terms of the e-Auction at any time before conclusion of the e-Auction process, without assigning an reason whatsoever and his decision in this regard shall be final.
- The sale shall be confirmed in favour of the purchaser /bidder who has offered the highest sale price in his bid/ tender/ offer t the Authorised officer, however, the sale shall be subject to confirmation by the secured creditor only
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained/adjusted towards part sale consideration. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of sale price, adjusting the EMD already paid on the same day or not later than next working day, upon the acceptance of bid price by the Authorised officer. In case o failure to deposit the said amount as stipulated, the amount so deposited so far (in form of EMD or otherwise) shall be forfeit by the Company and the Authorised Officer shall be free sell the properties once again.
- Mere deposit of 25 % of the Sale Price shall not entitle the successful bidder to get the sale confirmed in his favour be subject to confirmation by the Authorised Officer/ Secured Creditor.
- 10. After depositing of 25% of the sale price as per above terms, the balance 75% of sale price shall be paid on or before 15th day of sale confirmation or within such extended period as agreed upon in writing by and solely at the discretion of the Secured Creditor the Company. In case of default in payment by the successful bidder as mentioned hereinabove, the amount already deposited by the bidder shall liable to be forfeited and property shall be put to re-auction and defaulting borrower shall have no claims/rights in respect of property and/or amount in any manner.
- 1. If the dues of the Company together with all costs, charges and expenses incurred by them or part thereof as may b acceptable to the "Poonawalia Fincorp Ltd" or PFL (Formerly known as Magma Fincorp Ltd or MFL) are tendered by/on behalf o the Borrowers and/or Guarantors, at any time before the date of confirmation of e- Auction, the sale of asset may be cancelled
- 12. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be born by the purchaser only.
- 13. The Sale Certificate shall be issued in the same name in which the Bid is submitted.
- 14. The Authorised Officer or the "Poonawalla Fincorp Ltd" or PFL shall not be responsible for any charge, lien, encumbrances, o any other dues to the government and/or third party claims etc. in respect of property/ies being E-Auctioned, the intendin Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutor liabilities arrears of property tax, electricity dues /charges/lien etc. such liabilities /encumbrances shall be borne by th Purchaser/s only.
- 15. The bidders should ensure proper internet connectivity, power back-up etc. The "Poonawalla Fincorp Ltd" or PFL /Authorise Officer/ online Auction service provider shall not be liable for any disruption due to internet failure, power reasons or reasons/contingencies affecting the e-Auction.
- 16. The EMD of the unsuccessful bidders shall be returned within the 15 days working days on the closure of the auction sal proceedings without any interest thereon. The said bidders shall not raise any claim whatsoever in nature in this regard.
- 17. The Offers/bids that are not duly filled up or not accompanied by the EMD and required documents or Offers received afte the date and time prescribed hereinabove or as mentioned in the auction sale notice, shall be considered or treated as invalid offer/bid, and accordingly shall be summarily rejected and the applicant/ bidder shall have no claim against the Poonawall Fincorp Ltd (Formerly known as Magma Fincorp Ltd) or against Authorised officer in this regard.
- 18. The Authorised officer reserves the right to reject any or all the bids without furnishing any reasons thereof. No Claim can b made against the Company or the Authorised Officers with respect to such a decision.
- 19. The intending bidder(s) out of his/her/their own free WILL, volition and discretion is/are participating in the e-Auctio proceeding without any undue influence from any of the officials of the Poonawalla Fincorp Ltd /PFL (Formerly known a Magma Fincorp Ltd) and is/are fully aware about the consequences of such e- Auction. The intending bidder shall have no recourse against the PFL or the Authorised Officer in this regard and shall not be entitled for any refund of the deposite amount except hereinabove expressly provided or regarding interest on the said amount.
- 20. In case the date of deposit of EMD & e- Auction date is declared holiday then the date shall be automatically extended to ver next working day

#### STATUTORY 30 DAYS NOTICE UNDER SARFAESI ACT, 2002

Place : Maharashtra Dated : 17.05.2023

- The Borrower(s)/Guarantor(s) are hereby notified to pay the sum mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the Secured Asset/Property shall be auctioned/sold and balance dues, if any, shall be recovered with interest and cost.
  - Authorised Office Poonawalla Fincorp Limited (Formerly Known as Magma Fincorp Limited

The Farnest Money	/ Denosit(FMD)	Reserve Price and Bid Increase,	he fixed as follows:

Sr. No.	Details of Property	EMD Amount (In Rs.)	Reserve Price (In Rs.)	Bid Increase in the multiple of (In Rs.)	
1	Lot No 1- Gat No.155 P, 0.25 HEC, Agricultural Land At Villagedeolichapada, Tal Dindori, Distt Nashik	95000	937500	10000	
2	Lot No 2 - Gat No.167 P 0.66 HEC. Agricultural Land At Village Deolichapada, Tal Dindori, Distt Nashik	250000	2475000	10000	
3	Lot No 3 - Gat No.148 P. 1.08 HEC, Agricultural Landat Villagedeolichapada. Tal Dindori, Distt Nashik	405000	4050000	25000	
EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. Any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained. If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In					

case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding th sale directs and in default of payment, the property shall forthwith be again put up for auction for resale. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on nex first office day. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the roperty, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day be rescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Office DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) @2% upto Rs. 1,000/- and @1% of the excess of the said amount o Rs.1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3). In case of default of paymen vithin the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be orfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which i nay subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale. Hic hest hidder shall not hav any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRI The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposite hrough online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount. No request for nclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shal be entertained. In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice. NRI Bidders must necessarily enclose a copy o photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where and as is what basis" and is subject to Publication charges, revenue and other Encumbrances as pe rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction a any time without assigning any reason. Details of this Proclamation of sale can be viewed at the website www.drt.gov.in.

	Schedule of Property:							
Lot No.	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the property is liable	claim if any, which have been put forward to the property and any other known bearing o its natural and value				
1	Lot No 1- Gat No.155 P, 0.25 HEC, Agricultural Land At Villagedeolichapada, Tal Dindori, Distt Nashik	Not Known	Not Known	Not Known				
2	Lot No 2 - Gat No.167 P, 0.66 HEC. Agricultural Land At Village Deolichapada, Tal Dindori, Distt Nashik	Not Known	Not Known	Not Known				
3	Lot No 3 - Gat No. 148 P. 1.08 HEC, Agricultural Landat Villagedeolichapada. Tal Dindori, Distt Nashik	Not Known	Not Known	Not Known				
Note: Date of Inspection-16.06.2023 Between 11.00 AM TO 4 PM. Last Date of Receipt of Bids-26.06.2023 Upto 4.30PM. Outstanding Dues as on 28.06.2023 is Rs. 4810935 (rupees Forty Eight Lakhs Ten Thousand Nine Hundred And Thirty Five Only) Given under my hand and seal on this date 10/05/2023								
	(Deepa Subramanian) Recovery Officer I, Debts Recovery Tribunal Mumbai (DF							

# CIN: U61200MH2021PLC372756 Registered Office: 4th Floor, A Wing, Allcargo House, CST Road, Kalina, Santacruz (E), Mumbai 400098 | Tel No.: + 91 22 66798100 Website: www.transindia.co.in; Email ID: investorsrelation@transindia.co.in

## POSTAL BALLOT NOTICE

Nembers of Transindia Real Estate Limited (the "Company") are hereby informed that pursuant to Sections 108, 110 and other applicable provisions, if any, of the Companies Act, 2013 (the "Act") ead with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 (the [Management Rules"), Secretarial Standard on General Meetings (SS-2) issued by the Institute of ompany Secretaries of India and in accordance with the guidelines prescribed by the Ministry of Corporate Affairs ("MCA") for conducting postal ballot process through e-voting vide Genera Dircular Nos. 14/2020, 17/2020, 22/2020, 33/2020, 39/2020, 10/2021, 20/2021, 3/2022 and 1/2022 dated April 8, 2020, April 13, 2020, June 15, 2020, September 28, 2020, December 31 020 June 23 2021 December 8 2021 May 5 2022 and December 28 2022 respectively oucle children of the sendence seeks the approval to the below Special Besolution as set out in the postal ballot notice dated May 08 023 (the "Notice"), through Electronic Voting process ("e-Voting"):

#### Item No. Description of the Special Resolution

Approval for sale of Crane Business (Crane Division) Of The Company to Premier Heavy Lift Private Limited

Any capitalized term used herein but not defined shall have the same meaning assigned to it in th

As permitted under the MCA Circulars, the Company on Tuesday, May 16, 2023, has sent the Notic In electronic form only, to all the members whose e-mail addresses are registered with the Company or with the depositories/depository participant(s) or with the Company's Registerar and Share Transfer Agent i.e. Link Intime India Private Limited ("**Link Intime/ RTA**") and whose names appear in he register of members/ list of beneficial owners received from the Link Intime as on. Friday. May 12 2023 ("Cut-off Date"). Any member who did not receive the Notice may either send an email nvestorsrelation@transindia.co.in or write to NSDL at evoting@nsdl.co.in.

he Notice is available on the website of the Company www.transindia.co.in and NSDL https://www.evoting.nsdl.com/. As permitted under the MCA Circular, the Company has sent the Notice electronically and has not sent the hard copy of the Notice along with relevant documents to the members whose email address are not registered. Assent or dissent of the members of esolution specified in the Notice would only be taken through the remote e-Voting as per the MCA Circular.

Pursuant to the provisions of Sections 108, 110 and other applicable provisions, if any, of the Ac and with Rule 20 and 22 of the Management Rules, MCA Circulars and any other applicable provisions, if any, the Company has extended remote e-Voting facility to enable the members to cast their votes electronically through the remote e-Voting services provided by NSDL. The voting the voting services provided by NSDL. hrough remote e-Voting will commence from Wednesday. May 17, 2023 at 9:00 a.m. (IST) and will end on Thursday, June 15, 2023 at 5:10 p.m. (15). The e-Volta facility shall be disabled thereafter. Electronic Voting Event Number (EVEN) of the Company is 123953. All members are equested to cast their votes only through remote e-Voting as per the procedure provided in the lotice. Once the vote on the resolution is cast by a member, he or she will not be allowed to change subsequently.

In case of any queries, members may refer the frequently asked questions (FAQs) and e-Voting use manual for shareholders available in the download section of <u>www.evoting.nsdl.com</u> or call on: 022-4886 7000 and 022- 2499 7000 or send a request to Ms Pallavi Mahatre at <u>evoting@nsdl.co.in</u>.

The voting rights of the members shall be in proportion to their share in the paid-up equity sha apital of the Company as on Cut-off Date. A person who is not a member as on the Cut-Off Date hould treat this Notice for information purpose only.

All documents referred to in the Notice and explanatory statement will be available for electroni no because the members from the date of dispatch of this Notice until the last date for receipt votes by remote e-Voting i.e. Thursday, June 15, 2023 till 5:00 p.m. (IST). Members seeking t nspect such documents can send an e-mail to investors relation@transindia.co.in.

he Board has appointed Ms. Ashwini Mohit Inamdar (FCS 9409, CP No. 11226), Partner of M/s Mehta & Mehta.. Practicing Company Secretaries. Mumbai or failing her. Ms. Alifya Sapatwala (ACS 4001, CP No. 24895) as the sorutinizer for conducting the postal ballot/e-Voting process in a fai and transparent manner ("**Scrutinizer**").

Upon completion of the scrutiny of the votes cast in a fair and transparent manner, the Scrutinizer wil submit its report to the Chairman of the Company, or any person duly authorized by him. The Chairman or any director or any other person authorized by the Chairman shall declare the results o within 2 (two) working days of conclusion of the voting through postal ballot will be announced within 2 (two) working days of conclusion of the voting through postal ballot process. The results along with the Scrutinizer's report will be made available on the website of the Compan www.transindia.co.in and NSDL https://www.evoting.nsdLcom/. The Company will also display the esults at its registered office. The resolution, if passed by the requisite majority, shall be deemed to nave been passed on the last date specified for remote e-Voting i.e. Thursday, June 15, 2023.

Any query in relation to the resolutions proposed to be passed by postal ballot may be address he Company Secretary of the Company at investorsrelation@transindia.co.in.

Date: 16th May, 2023

Place: Mumba

By order of the Board of Directo For Transindia Real Estate Limited (Formerly known as TransIndia Realty & Logistics Parks Limited)

Sd/ Khushboo Dinesh Mishra

Company Secretary & Compliance Office (Membership no.: A68324)