



# Nicco Parks & Resorts Limited

A Joint Sector Co. with GoWB (WBIDC & WBTDCL)  
REGD. OFFICE : JHEEL MEEL, SECTOR IV, SALT LAKE CITY, KOLKATA - 700 106  
CIN : L92419WB1989PLC046487, f t i n i c c o \_ p a r k



SECY/P-1A-NPRL/St.Ex/02/25-26

Date:31.12.2025

**The Manager**  
**Department of Listing Compliance**  
Bombay Stock Exchange Ltd.  
1st Floor, New Trading Ring  
Rotunda Bldg, P J Towers  
Dalal Street, Mumbai- 400 001.  
[Fax Nos. 022-2272 3121/2037/2041/2061]  
**(Scrip/Company Code: 526721/Niccopar)**

Dear Sir,

**Subject: Submission of Newspaper Advertisement**

In terms of Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), we submit herewith copies of the Newspaper Advertisements published in "Business Standard " (English newspaper) (Kolkata and Mumbai Editions) and "Ekdin" (Bengali newspaper) (Kolkata Edition) dated December 31, 2025 respectively, with respect to the Postal Ballot Intimation to the Shareholders of the Company, and the same is also being made available on the website of the Company, viz., [www.niccoparks.com](http://www.niccoparks.com).

Kindly acknowledge receipt.

Thanking you.

Yours faithfully,  
For **NICCO PARKS & RESORTS LTD.**

**Rahul Mitra**  
**Executive President**  
**Company Secretary & Compliance Officer**

*Shankar*

**Nicco Parks & Resorts Limited**

CIN: L92419WB1989PLC046487

Regd. Office : 'JHEEL MEEL', Sector IV, Salt Lake City, Kolkata - 700 106

Tel: (033)-6521 5518/04

E-mail: niccopark@niccoparks.com Web: www.niccoparks.com

**POSTAL BALLOT INTIMATION**

The Company has completed the dispatch of Postal Ballot Notice by email on or before Wednesday, 31st December, 2025, sent through National Securities Depository Limited (NSDL), along with the Login ID and password to the Members for e-voting, who have registered their e-mail id's with Depository Participant(s) or with the Company; for seeking approval of the Members of the Company for the resolutions, in the manner as set forth in the Postal Ballot Notice dated 12th November, 2025 by means of remote e-voting only. The shareholders whose email ids are not registered with the depositories, are requested to kindly register their e-mail ids with their respective Depositories and send a scanned copy of client master to [rdinfotech@yahoo.com](mailto:rdinfotech@yahoo.com), [info@rdinfotech.net](mailto:info@rdinfotech.net), [rahul@niccoparks.com](mailto:rahul@niccoparks.com), [ankit@niccoparks.com](mailto:ankit@niccoparks.com) or [raja.m@niccoparks.com](mailto:raja.m@niccoparks.com) for procuring user id and password for e-voting for the resolutions set out in this postal ballot notice.

In accordance with Section 110 of the Companies Act, 2013 and Rules 22 and 20 of the Companies (Management and Administration) Rules, 2014 read with the MCA Circulars, physical copies of the Postal Ballot Notice will not be circulated to the members. However, it is clarified that all the persons who are members of the Company as on 26th December, 2025 (including those members who may not have received this Notice due to non-registration of their email IDs with the Company or with Depositories) shall be entitled to vote in relation to the resolution specified in this Notice.

The detailed e-voting instructions are as enumerated below: -

- Date and time of commencement of remote e-voting: Thursday, 1st January, 2026 at 9.00 a.m. (IST).
- Date and time of end of remote e-voting: Friday, 30th January, 2026 at 5.00 p.m. (IST).
- Cut-off date: Friday, 26th December, 2025.
- The voting rights of the members shall be in proportion to the number of equity shares held by them as on the Cut-off date i.e., Friday, 26th December, 2025.
- Remote e-voting by electronic mode shall not be allowed beyond 5.00 p.m. 30th January, 2026. The remote e-voting module shall be disabled by the NSDL after aforesaid date and time.

Any member who does not receive the Postal Ballot Notice may obtain the same by sending an email at [rdinfotech@yahoo.com](mailto:rdinfotech@yahoo.com), [info@rdinfotech.net](mailto:info@rdinfotech.net), [rahul@niccoparks.com](mailto:rahul@niccoparks.com), [ankit@niccoparks.com](mailto:ankit@niccoparks.com) or [raja.m@niccoparks.com](mailto:raja.m@niccoparks.com). The same can also be downloaded from the Company's website [www.niccoparks.com](http://www.niccoparks.com). Please treat this Notice as our attempt to reach all our members who have missed or not received other communication on this subject matter and intend to participate in the proposed remote e-voting.

The Board of Directors of the Company has appointed Mr. P. V. Subramanian (C.P. No.: 2077 & ACS: 4585), Company Secretary in Whole-Time Practice, as the Scrutinizer for conducting the Postal Ballot process.

The Chairperson or any other person authorized by the Chairperson shall declare the results of the postal ballot within the prescribed time. The results of the Postal Ballot along with the Scrutinizer's report will be hosted on the website of the Company and also shall be communicated to the Exchanges where the Company's shares are listed and be made available on the website viz. [www.bseindia.com](http://www.bseindia.com).

In case of any queries you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting manual for Shareholders available at the download section of [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or call on toll free no. 1800-222-990 or send a request to Email: [evoting.nsdl.co.in](mailto:evoting.nsdl.co.in); Telephone nos. +91-22-2499 4545/1800-222-990.

By order of the Board  
For Nicco Parks & Resorts Limited  
S/d

Rahul Mitra

Executive President

Company Secretary &amp; Compliance Officer

ICSI Membership No: 20714

Place : Kolkata

Dated : 30.12.2025



**ANAND RATHI**

ANAND RATHI GLOBAL FINANCE LIMITED, Express Zone, A Wing, 8th Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063 India  
Mobile: +91 9451942710 | Website: www.rathi.com

**E-AUCTION SALE NOTICE**

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower/s/Guarantor that the below described Schedule Immovable property inter alia secured to Anand Rathi Global Finance Limited ("ARGL") (Secured Creditor) having Loan Account No. ARGL/SME-LAP/MUM/1168 the Physical Possession of which, will be sold by an Online e-Auction through website <https://sarfaesi.auctiontiger.net> on the date specifically mentioned in Schedule, on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum specifically mentioned in Schedule and the contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Borrower/s/Guarantor as mentioned below:

<b>Name of the Borrower: (1) M/s. Aegis Infra Solutions Pvt. Ltd. (Borrower) Shah Complex No.1, C Wing, Shop No. 15, Palm Beach Road, Sector 13, Sanpada, Navi Mumbai: 400 705.</b>
<b>Name of the Co-borrower/s: (2) Mr. Anand Prakash Sharma (Co-Borrower) Flat No. 605, Shah Complex IV, Plot No. 10, Palm Beach Road, Sector 14, Sanpada, Mumbai: 400 705. (3) Mrs. Umilata Anand Sharma (Co-Borrower) Flat No. 605, Shah Complex IV, Plot No. 10, Palm Beach Road, Sector 14, Sanpada, Mumbai: 400 705.</b>
<b>Property Address:- Unit No. 502, A Wing, 5<sup>th</sup> Floor, Everest Nivara, Infotech Park I, TTC Industrial Area, Navi Mumbai: 400 705.</b>
<b>Outstanding Amount (as per demand) along with future interest and cost</b>
<b>Rs. 1,19,88,109/- (Rupees One Crore Nineteen Lakhs Eighty Eight Thousand One Hundred And Nine Only)</b>
<b>Date of Auction</b>
<b>19<sup>th</sup> January 2026</b>
<b>Reserve Price</b>
<b>Rs. 1,14,06,000/- (Rupees One Crore Fourteen Lakhs And Six Thousand Only)</b>
<b>Earnest Money Deposit</b>
<b>10% of the Reserve Price</b>
<b>Minimum Bid Increment Amount</b>
<b>Rs.10,000/- (Rupees Ten Thousand Only)</b>
<b>Date and time of inspection of property for intending purchasers</b>
<b>12<sup>th</sup> January 2026 From 10.00 am to 4.00 pm</b>
<b>Date and Time for submission of Tender form along with KYC documents/Proof of EMD etc.</b>
<b>16<sup>th</sup> January 2026 Up to 4.00 PM with KYC documents</b>
<b>Date &amp; time of opening of online offers</b>
<b>19<sup>th</sup> January 2026 Between 10.00 am and 1.00 PM</b>
<b>Note: The Intending bidder/purchaser may visit Anand Rathi Group website <a href="http://www.rathi.com">www.rathi.com</a> for detail terms and conditions regarding auction proceedings.</b>
<b>This Publication is also 15 days' notice stipulated under rule 8(6) &amp; 9(1) of Security Interest (Enforcement) Rules, 2002 to the above Borrower/Co-Borrower/s/Guarantor.</b>
<b>Date: 30<sup>th</sup> December 2025</b>
<b>Place : Mumbai</b>
<b>Sd/- Anand Rathi Global Finance Limited</b>
<b>Authorized Signatory</b>

**ASREC**  
(India) Limited

Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

**APPENDIX-IV-A**

**Sale Notice for sale of immovable Assets Under Securitisation and Reconstruction of Financial Assets and Security Interest Act Read with Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules 2002**

E-AUCTION SALE notice for Sale of Immovable Properties under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 will also serve as 30 days' notice to the borrowers, Joint/Co. borrowers and for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules. notice is hereby given to the public in general and Borrower(s) and guarantor(s) 1. Mr. Raju Shantaram Chopdekar, 2. Mrs. Vijaya Krishna Patil and 3. Anamath Rajmani Sharma in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand notice issued u/s 13 (2) after giving due credit to the payment received subsequent to the said notice if any, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the lenders/bids are invited through online auction for the purchase of the secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis under 8 & 9 of security interest (enforcement) Rules for recovery of dues. Recovery of Rs. 50,15,147/- (Rupees: Fifty-Lac Fifteen Thousand One Hundred Forty Seven Only) as on 15.08.2022

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)	Bid Increment (Rs. in Lakh)	Date & Time of E-auction and Place of sale
1	2 BHK Flat No. 6, at "Himnadi Co-operative Housing Society Limited" Plot No. R-2, Sudarshan Nagar, Kalyan Road, Residential Zone, MIDC, Phase I, Dombivali East, District Thane- 421203 Owned by Mrs. Vijaya Krishna Patil.	44.13	4.41	0.50	03.02.2026 11.00 AM To 2.00 PM

Last date for Submission of Bid Form is 02.02.2026 upto 4.00 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily. The date of inspection of properties on 16.01.2026 from 01.00 PM to 3.00 PM with prior appointment. For detailed terms and conditions of the sale, please refer to our website: <https://asrecindia.co.in> and <http://sarfaesi.auctiontiger.net> or may Contact: Mr. Navinchandra Anchan - Cell No. 9820250145, 022 - 61387051, Mr. I.N.Biswas, Cell No. 9163621311, Mr. Dipesh Wadia - Cell no. 9821590508, 022-61387030, may be contacted for any query.

Sd/-  
Authorised Officer & Chief Manager  
Mr. I.N. Biswas,  
ASREC (India) Ltd.

**NOTICE/SUMMONS TO APPEAR IN PERSON BEFORE THE HON'BLE ARBITRATOR**

(U/s 84 of the Multi-State Co-operative Societies Act, 2002)  
C/o. Bharat Co-op. Bank (Mumbai) Ltd.

Place of Arbitration: Geesee Co-op. Housing Society Ltd., Opp. Vidyanaagar University Complex, Kalina, Santacruz (East), Mumbai - 400 098

WHEREAS BHARAT CO-OPBANK (MUMBAI) LTD., has filed Claim Application against the following defaulters before undersigned being Arbitrator appointed by Registrar of Co-operative Societies, Maharashtra, Pune u/s 84 of Multi State Co-operative Societies Act, 2002 for recovery of loan dues. You all are also hereby summoned through this publication to appear before aforesaid Tribunal in person or through an Advocate or duly Authorised Representative on the 12th day of January 2026 at 12:00 Noon or soon thereafter, when matter is called out to answer the claim in the said disputes.

S. N.	Dispute/Case No.	Name and address of the Opponents
1.	AR/BCB/RJK/MRR/1632/2025 Bharat Co-op. Bank (Mumbai) Ltd., ... Claimant V/s. 1. Mr. Imteyaz Mukhtar Hussain 2. Mr. Rafi Mukhtar Hussain alias 3. Mr. Rafiq Mukhtar Hussain 4. Mr. Subhash Krishna Sutar 5. Mr. Jaykumar Nadar ... Opponents Claim Amount: Rs. 22,64,634/- as on 31.10.2025 with interest @ 12.20% p.a. inclusive of penal charge @ 2% p.a. with compounded monthly rests on principal outstanding of Rs. 9,86,854/- from 01.11.2025 under Loan Account No. 001733310065768 & cost.	<b>Principal Borrower:-</b> 1. Mr. Imteyaz Mukhtar Hussain having last known residential address at Flat No. B/206, New Sai Darshan Opp. Nida Park, Mira Road (East) District Thane - 401 107 and having business as Prop. Of M/s. Zidane Refrigerators having last known business addresses at (i) Shop No. 4, Asmita Cystal, Near N.H. School, Mira Road (E), District Thane - 401 107 and (ii) Shop No. 13, Asmita Garden II, Poanam Sagar Complex, Mira Road (East), District Thane - 401 107 <b>Sureties:-</b> 2. Mr. Subhash Krishna Sutar having last known residential address at Raykarwadi, Simplex Colony, Near Pandurangwadi, Mira Gaathian Mira Road (E), District Thane - 401 107 and working with M/s. Kalpataru Services at Shop No. 3 and 4, Poanam Sagar Complex, Building No. 43, Opp. Sector 9, Shanti Nagar, Mira Road (E), District Thane - 401 107 <b>Builder/Developer:-</b> 3. Mr. Jaykumar Nadar, Prop. Of M/s. B.J. Estate having last known business addresses at (i) A/201, Building No. 4, Mammandir Apartment Opp. S.T. Bus Stand, Nallasopara (West), Taluka Vasal, District Palghar - 401 103 and (ii) Shop No. 1, Govind Panchal Chawl, H.M. Marg, Overpada, Dahisar (East), Mumbai - 400 065

TAKE NOTICE that, in default of your appearance on the day, time and place as mentioned hereinabove, the dispute will be heard and determined in your absence.

Date: 12.12.2025  
Place: Mumbai

Given under my hand and the seal of the Tribunal  
Sd/-  
Justice R.J. Kochar  
Arbitrator C/o. Bharat Co-op. Bank (Mumbai) Ltd.,  
Geesee Co-op.Housing Society Ltd., Opp.Vidyanaagar University Complex,  
Kalina, Santacruz (East), Mumbai -400 098

**OFFICE OF THE EXECUTIVE ENGINEER**  
ROAD CONSTRUCTION DEPARTMENT  
ROAD DIVISION, KHUNTI

**e-Procurement Notice**  
E. Tender Reference No. RCD/KHUNTI/1276 Date :- 30/12/2025

1.	Name of the work	Construction of H.L. Bridge over Banal River at 8 <sup>th</sup> Km of Khunti - Torpa - Kolebira Road.
2.	Estimated Cost (Rs.)	Rs. 6,07,53,100.00 Rs. Six Crore Seven Lakh Fifty Three Thousand One Hundred Only.
3.	Bid Security (Rs.)	Rs. 6,08,000.00 Rs. Six Lakh Eight Thousand Only.
4.	Cost of Document (Rs.)	Rs. 10,000.00 Rs. Ten Thousand Only.
5.	Time of Completion	24 Months
6.	Last date / Time for receipt of bids	13.02.2026 up to 12:00 Noon
7.	Date of Publication of Tender on website	21.01.2026 at 10:30 A.M.
8.	Name & Address of office Inviting tender	Executive Engineer, Road Construction Department, Road Division, Khunti
9.	Contact no. of Procurement Officer	06528-221215
10.	Helpline number of e-Procurement Cell	0651-2401010

Note :- Estimated cost of tender can be increased or decreased  
Further details can be seen on website <http://jarkhandtenders.gov.in>  
Executive Engineer,  
R.C.D., Road Division, Khunti

PR 369709 Road (25-26)\_D

**HERO HOUSING FINANCE LIMITED**

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057, Branch Office: Office No. 108, 1st Floor, Takavane Heights, Near Shiv Mandir, Karnik Road, Kalyan (W) 421301.

**PUBLIC NOTICE (E-AUCTION) FOR SALE OF IMMOVABLE PROPERTY UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 06-February-2026 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorized Officer of the Hero Housing Finance Ltd. On or before 05-February-2026 till 5 PM at Branch Office: Office No. 108, 1st Floor, Takavane Heights, Near Shiv Mandir, Karnik Road, Kalyan (W) 421301.

Loan Account No.	Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir/Legal Rep	Date of Demand Notice/ Amount as on date	Type of Possession (Under Constructive/Physical)	Reserve Price	Earnest Money
HHFBDLH02200025059, HHFBDLH02200025061	Bhola Murlid Gupta	22/11/2023, Rs. 26,97,488/- as on 26/12/2025	Physical	Rs. 17,50,000/-	Rs. 1,75,000/-

Description of property: All Piece And Parcel Of A Residential Flat Being Flat No.701 On Seventh Floor, Area Admeasuring About 35.38 Sq. Mtr. Carpet. In The Building No. 2, 1 Bk In The Project Known As 'jewel Heights' Constructed On Plot No.2, Situated At Out Post No.25/1a, 25/1b, 25/2, 25/3, 67/3(p), 67/3(p)b, 67/4, Village- Sonvilva, Taluka- Ambernath, District- Thane, Within Limits Of The Kulkarni Badapur Municipal Council, Within The Sub Registration District Ambernath, Registration Of District Thane, Maharashtra.

Terms and condition:  
(1) The E-auction will take place through portal <https://bankauctions.com> on 06-February-2026 (E-Auction Date) 11:00 AM onwards with limited extension of 10 minutes each.  
(2) The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be returned to the unsuccessful bidders after conclusion of the E-auction.  
(3) TERMS AND CONDITIONS OF THE E-AUCTION:  
(1) E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". (2) Bid increment of amount to be Rs.15,000/- (Rupees Fifteen Thousand Only). (3) The E-Auction will be conducted through M/s. C-1 India Pvt Ltd through Mr. Dharam Krishna - 9448182222 (Helpline No.) Support Landline No. +91 124 4302020/21/22/2022/2023/2024, Support Mobile Nos. +91 7291981124/25/26 and E-mail on support@bankauctions.com and [andhra@c1india.com](mailto:andhra@c1india.com) at their web portal <https://bankauctions.com>. (4) There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute an commitment or any representation of Hero Housing Finance Limited. (5) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: [www.herohousingfinance.com](http://www.herohousingfinance.com). (6) For property details and visit to property contact to Mr. Prathmesh Tapase/ 7304501990 / prathmesh.tapase@hero.hf.com and Shekhar Singh/9711522275/shshekhar.singh@hero.hf.com. (7) The prospective bidders can inspect the property on 31-January-2026 between 11.00 AM to 2.00 PM with prior appointment.

**30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR**  
The above-mentioned Borrower/Mortgagor/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with an add date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in [https://uat.herohomefinance.in/hero\\_housing/other-notice](https://uat.herohomefinance.in/hero_housing/other-notice)  
on Hero Housing Finance Limited (Secured Creditor's) website [www.herohousingfinance.com](http://www.herohousingfinance.com)

FOR HERO HOUSING FINANCE LIMITED  
AUTHORISED OFFICER  
DATE : 31-12-2025  
PLACE: MUMBAI  
Mr. Prathmesh Tapase/ 7304501990  
prathmesh.tapase@hero.hf.com

**Nicco Parks & Resorts Limited**

CIN: L29241WB1989PLC046487  
Regd. Office : "JHEEL MEEL", Sector IV, Salt Lake City, Kolkata - 700 106  
Tel: (033) 6521 5513/04  
E-mail: niccopark@niccoparks.com. Web: www.niccoparks.com

**POSTAL BALLOT INTIMATION**

The Company has completed the dispatch of Postal Ballot Notice by email on or before Wednesday, 31st December, 2025, sent through National Securities Depository Limited (NSDL), along with the Login ID and password to the Members for e-voting, who have registered their e-mail IDs with Depository Participant(s) or with the Company, for seeking approval of the Members of the Company for the resolutions, in the manner as set forth in the Postal Ballot Notice dated 12th November, 2025 by means of remote e-voting only. The shareholders whose email IDs are not registered with the depositories, are requested to kindly register their e-mail IDs with their respective Depositories and send a scanned copy of client master to [rdinfotech@yahoo.com](mailto:rdinfotech@yahoo.com), [info@rdinfotech.net](mailto:info@rdinfotech.net), [rahul@niccoparks.com](mailto:rahul@niccoparks.com) or [rajam@niccoparks.com](mailto:rajam@niccoparks.com) for procuring user id and password for e-voting for the resolutions set out in this postal ballot notice.

In accordance with Section 110 of the Companies Act, 2013 and Rules 22 and 20 of the Companies (Management and Administration) Rules, 2014 read with the MCA Circulars, physical copies of the Postal Ballot Notice will not be circulated to the members. However, it is clarified that all the persons who are members of the Company as on 26th December, 2025 (including those members who may not have received this Notice due to non-registration of their email IDs with the Company or with Depositories) shall be entitled to vote in relation to the resolution specified in this Notice.

The detailed e-voting instructions are as enumerated below:-  
(a) Date and time of commencement of remote e-voting: Thursday, 1st January, 2026 at 9.00 a.m. (IST).  
(b) Date and time of end of remote e-voting: Friday, 30th January, 2026 at 5.00 p.m. (IST).  
(c) Cut-off date: Friday, 29th December, 2025.  
(d) The voting rights of the members shall be in proportion to the number of equity shares held by them as on the Cut-off date i.e., Friday, 26th December, 2025.  
(e) Remote e-voting by electronic mode shall not be allowed beyond 5.00 p.m. 30th January, 2026. The remote e-voting module shall be disabled by the NSDL after aforesaid date and time.

Any member who does not receive the Postal Ballot Notice may obtain the same by sending an email at [rdinfotech@yahoo.com](mailto:rdinfotech@yahoo.com), [info@rdinfotech.net](mailto:info@rdinfotech.net), [rahul@niccoparks.com](mailto:rahul@niccoparks.com), [ankit@niccoparks.com](mailto:ankit@niccoparks.com) or [rajam@niccoparks.com](mailto:rajam@niccoparks.com). The same can also be downloaded from the Company's website [www.niccoparks.com](http://www.niccoparks.com). Please treat this Notice as our attempt to reach all our members who have missed or not received other communication on this subject matter and intend to participate in the proposed remote e-voting.

The Board of Directors of the Company has appointed Mr. P.V. Subramanian (C.P.No.: 2077 & ACS: 4535), Company Secretary in Whole-Time Practice, as the Scrutinizer for conducting the Postal Ballot process.

The Chairperson or any other person authorized by the Chairperson shall declare the results of the postal ballot within the prescribed time. The results of the Postal Ballot along with the Scrutinizer's report will be hosted on the website of the Company and also shall be communicated to the Exchanges where the Company's shares are listed and be made available on the website viz. [www.bseindia.com](http://www.bseindia.com).

In case of any queries you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting manual for Shareholders available at the download section of [www.voting.nsdl.com](http://www.voting.nsdl.com) or call on toll free no. 1800-222-990 or send a request to Email: [evoting.nsdl.co.in](mailto:evoting.nsdl.co.in); Telephone nos. +91-22-2499 4545/1800-222-990.

By order of the Board  
For Nicco Parks & Resorts Limited  
Sd/-  
Rahul Mitra  
Executive President  
Company Secretary & Compliance Officer  
ICSI Membership No: 20714

Place : Kolkata  
Dated : 30.12.2025

**District Deputy Registrar, Co-operative Societies, Mumbai (1) City**

Mahotra House, 6th Floor, Opp. G.P.O., Fort, Mumbai - 400 001  
FOR DEEMED CONVEYANCE OF

No.DDR1/MUM/Notice/2537/2025 Date : 30/12/2025  
Application No. 49/2025

Chairman/Secretary,  
Al-Aziz Palace CHSL,  
S/10, Bhavani Galli, Jail Road, Dongri Cross Lane. Mumbai-400009

... Applicant

Versus

1. M/s. F. A. Builders And Developers  
21, Faizal Building, 3<sup>rd</sup> Floor, Room No. 40, Jail Road (E), Dongri, Mumbai-400009  
2. Mrs. Armaty Aspi Cooper  
3. Mr. Aspi Kaikobad Cooper  
4. Mr. Taherbhaj Salehbnaj Lillamwala (Deceased)  
I. Mrs. Hamidabai Wd/Late Taherbhaj Salehbnaj Lillamwala.  
5. Ebrahim Fidally Khokawala  
6. Shirinbai Abdulbhai  
7. Shri. Mohamed Ebrahim Khokawala  
8. Shri. Esmail Ebrahim Khokawala  
9. Shri. Yusuf Ebrahim Khokawala  
10. Shri. Lookman Ebrahim Khokawala  
11. Miss. Mariyam  
12. Smt. Sakina Shabir Meeyajiwala  
13. Miss. Mariyam  
14. Master Taha Lookman Khokawala  
15. Babykumari Zainad Lookman Khokawala  
16. Framroj Muncherji Daruwalla  
17. Piroja Muncherji Daruwalla  
18. Jerbai Muncherji Daruwalla  
21, Faizal Building, 3<sup>rd</sup> Floor, Room No. 40, Jail Road (E), Dongri, Mumbai-400 009

All the concerned persons take notice that Al-Aziz Palace CHSL, 8/10, Bhavani Galli, Jail Road, Dongri Cross Lane, Mumbai-400 009 has applied to this office on Dated 29.09.2025 for declaration of Unilateral Deemed Conveyance (The Maharashtra Ownership Flats Regulations of the Promotion of Construction, Sale, Management and Transfer Act, 1962) of the properties mentioned below.  
15.12.2025. On principles of natural Justice hearing of above mentioned case is fixed on dt. 15.01.2026 at 03.00 pm. to hear opponent parties as a last chance. Failure to remain present by non applicant will result in ex-parte hearing of the application.

**DESCRIPTION OF THE PROPERTY**

Place of land situated at  
C.S no.1810,1811&1812 of Al-Aziz Palace CHSL, 8/10, Bhavani Galli, Jail road, Dongri Cross Lane, Mumbai-400009 measuring 618.63 Sq. Meters or thereabouts together with the building standing/ constructed requested of conveyance by the Applicant Society.


Those who have interest in said property may submit their say in writing with evidence within 15 days from the date of publication of this notice or upto next date of hearing and may remain present for hearing at the office mentioned above. Failure to submit any say shall be presumed that nobody has any objection and further action will be taken.

Sd/-  
Competent Authority and  
District Deputy Registrar,  
Co-operative Societies, Mumbai (1) City

Place: Mumbai  
Date : 30/12/2025

**PUBLIC ANNOUNCEMENT**

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. NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION DIRECTLY OR INDIRECTLY OUTSIDE INDIA. PUBLIC ISSUE OF EQUITY SHARES ON THE SME PLATFORM OF THE STOCK EXCHANGES IN COMPLIANCE WITH CHAPTER IX OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED ("SEBI ICDR REGULATIONS").



**TALDAR HOTELS AND RESORTS LIMITED**  
Corporate Identification Number: U56209RJ2017PLC058093

Our company was incorporated as a private limited company under the name "Taldar Hotels and Resorts Private Limited" under the provisions of the Companies Act, 2013 vide certificate of incorporation dated May 23, 2017 issued by the Registrar of Companies, Central Registration Centre. Thereafter, our company was converted from a private limited company to a public limited company, pursuant to a special resolution passed in the extraordinary general meeting of our shareholders held on April 28, 2025 and the name of our Company was changed to "Taldar Hotels and Resorts Limited" with a fresh certificate of incorporation dated May 22, 2025, issued to our Company by the Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies, Central Processing Centre. For further details on incorporation and registered office of our Company, see "History and Certain Corporate Matters" on page 208 of the Draft Prospectus ("DP") dated December 29, 2025, filed with the SME Platform of BSE ("BSE SME") on December 29, 2025.

Registered Office: 5-B, Meera Plaza, Shakti Nagar, Girwa, Udaipur - 313 001, Rajasthan, India;  
Corporate Office: 7, Gayatri Apartments, B-Wing, Charat Singh Colony, Chakala, Andheri East Gayatri Chs Ltd, Mumbai - 400 093, Maharashtra, India;  
Contact Person: Garima Mittal, Company Secretary and Compliance Officer;  
Telephone: 0294 - 2940076 | Email: [investors@mumbaihousehotels.com](mailto:investors@mumbaihousehotels.com) | Website: [www.mumbaihousehotels.com](http://www.mumbaihousehotels.com)

**THE PROMOTERS OF OUR COMPANY : RATAN TALDAR, SAPNA TALDAR AND DOLLY TALDAR**

THE ISSUE IS BEING MADE IN TERMS OF REGULATIONS 229(2) OF CHAPTER IX OF THE SEBI ICDR REGULATIONS. THE DRAFT PROSPECTUS ("DP") DATED DECEMBER 29, 2025 HAS BEEN FILED WITH SME PLATFORM OF BSE LIMITED ("BSE SME").

INITIAL PUBLIC OFFERING OF UPTO 34,28,800 EQUITY SHARES OF FACE VALUE OF ₹10/- EACH ("EQUITY SHARES") OF TALDAR HOTELS AND RESORTS LIMITED ("OUR COMPANY OR "TALDAR" OR "THE ISSUER") FOR CASH AT A PRICE OF ₹ [●] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹ [●] PER EQUITY SHARE) ("THE ISSUE PRICE") AGGREGATING TO ₹ [●] LAKHS ("THE ISSUE"). THE ISSUE WILL CONSTITUTE [●] % OF THE POST-ISSUE PAID UP EQUITY SHARE CAPITAL OF OUR COMPANY. THE ISSUE INCLUDES A RESERVATION OF UP TO [●] EQUITY SHARES AGGREGATING TO ₹ [●] LAKHS (CONSTITUTING UP TO [●] % OF THE POST ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY) FOR SUBSCRIPTION BY MARKET MAKER ("MARKET MAKER RESERVATION PORTION"). THE ISSUE LESS THE MARKET MAKER RESERVATION PORTION IS HEREINAFTER REFERRED TO AS THE "NET ISSUE". THE ISSUE AND THE NET ISSUE WILL CONSTITUTE [●] % AND [●] % RESPECTIVELY OF THE POST- ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

THE FACE VALUE OF THE EQUITY SHARES IS ₹10/- EACH. THE ISSUE PRICE IS [●] TIMES OF THE FACE VALUE OF THE EQUITY SHARES. THE ISSUE PRICE AND THE MINIMUM APPLICATION LOT WILL BE DETERMINED BY OUR COMPANY, IN CONSULTATION WITH THE LEAD MANAGER AND WILL BE ADVERTISED IN ALL EDITIONS OF [●] (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER), ALL EDITIONS OF [●] (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER), AND ALL EDITIONS OF THE HINDI DAILY NEWSPAPER, [●] (HINDI BEING THE REGIONAL LANGUAGE OF RAJASTHAN, WHERE OUR REGISTERED OFFICE IS LOCATED), PRIOR TO THE ISSUE OPENING DATE AND SHALL BE MADE AVAILABLE TO BSE LIMITED FOR UPLOADING ON THEIR WEBSITE IN ACCORDANCE WITH THE SEBI ICDR REGULATIONS.




This issue is being made under the Fixed Price process, in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957, as amended ("SCRR") read with Regulation 252 of the SEBI ICDR Regulations and in compliance with Regulation 253(3) of the SEBI ICDR Regulations wherein a minimum 50% of the Net Issue is allocated for individual investors who applies for minimum application size ("Individual Investor Portion") and the balance shall be offered to individual applicants other than individual investors who applies more than minimum application size and other investors including corporate bodies or institutions, QIBs and Non-institutional investors ("Non-Institutional Portion"). However, if the aggregate demand from the individual investors is less than 50%, then the balance Equity Shares in that portion will be added to the other than individual portion offered to the remaining investors including QIBs and NIs and vice-versa subject to valid applications being received from them at or above the issue price. Additionally, if the individual investors category is entitled to more than 50% on proportionate basis, the individual investors shall be allocated that higher percentage. All potential investors shall participate in the issue only through an Application Supported by Blocked Amount ("ASBA") process and shall provide details of their respective bank account (including UPI ID (defined hereinafter) in case of UPI Applicants (defined hereinafter)) in which the Application Amount will be blocked by the Self Certified Syndicate Banks ("SCSBs") or the Sponsor Bank, as the case may be. For further details, see "Issue Procedures" on page 312 of the DP.

This public announcement is being made in compliance with the provisions of Regulation 247(2) of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("SEBI ICDR Regulations") to inform the public that the Company is proposing, subject to requisite approvals, market conditions and other considerations, a public issue of its Equity Shares and has filed a Draft Prospectus ("DP") dated December 29, 2025 with the SME Exchange. In this case being BSE SME on December 29, 2025. Pursuant to Regulation 247(1) of SEBI ICDR Regulations, the DP filed with BSE shall be made available to the public for comments, if any, for a period of at least 21 days from the date of filing of DP by hosting it on the websites of BSE at [www.bseindia.com](http://www.bseindia.com), the website of the Company at [www.mumbaihousehotels.com](http://www.mumbaihousehotels.com) and the Lead Manager at <https://socradamus.in/>. Our Company hereby invites the public to give their comments on the DP to BSE in respect of disclosures made in the DP. The members of the public are requested to send a copy of the comments sent to BSE, to our Company and the Lead Manager at their respective addresses mentioned below. All comments must be received by BSE and/or our Company and/or the Lead Manager on or before 5 p.m. on the 21<sup>st</sup> day from the aforesaid date of filing of the DP with BSE SME.

Investment 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 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 Securities and Exchange Board of India ("SEBI"), nor does SEBI guarantee the accuracy or adequacy of the contents of this Draft Prospectus. Specific attention of the investors is invited to "Risk Factors" beginning on page no. 30 of the DP.

Any decision to invest in the Equity Shares described in the DP may only be taken after a Prospectus has been filed with the ROC and must be made solely on the basis of such Prospectus as there may be material changes in the Prospectus from the DP. The Equity Shares, when issued through the Prospectus, are proposed to be listed on BSE SME.

For details of the share capital and capital structure and the names of the signatories to the Memorandum of Association and the number of shares subscribed by them of the Company, please refer to the chapter "Capital Structure" beginning on page no. 84 of the DP. The liability of the members of our Company is limited by share. For details of the main objects of our Company as contained in the Memorandum of Association, please refer to the chapter "History and Certain Corporate Matters" beginning on page no. 206 of the DP.

LEAD MANAGER TO THE ISSUE	REGISTRAR TO THE ISSUE	COMPANY SECRETARY AND COMPLIANCE OFFICER
 <b>SOCRADAMUS CAPITAL PRIVATE LIMITED</b> Gala No. 303, Cama Industrial Estate, Sun Mill Compound, Delisle Road, Lower Parel (West), Mumbai - 400 013, Maharashtra, India Telephone: 022 - 4961 4235 E-mail: <a href="mailto:mb@socradamus.in">mb@socradamus.in</a> Investor Grievance Email: <a href="mailto:investors@socradamus.in">investors@socradamus.in</a> Website: <a href="https://socradamus.in/">https://socradamus.in/</a> Contact Person: Kritika Rupda SEBI Registration No.: INM000013138	 <b>BIGSHARE SERVICES PRIVATE LIMITED</b> Office No. S6-2, 6th Floor, Pinnacle Business Park, next to Ahura Centre, Mahakali Caves Road, Andheri East, Mumbai - 400 093, Maharashtra, India Telephone: 022 - 6263 8200 Email: <a href="mailto:ipo@bigshareonline.com">ipo@bigshareonline.com</a> Investor Grievance e-mail: <a href="mailto:investor@bigshareonline.com">investor@bigshareonline.com</a> Website: <a href="http://www.bigshareonline.com">www.bigshareonline.com</a> Contact Person: Babu Rafeal C SEBI Registration Number: INR000001385	 <b>TALDAR HOTELS AND RESORTS LIMITED</b> Garima Mittal Company Secretary and Compliance Officer Address: 5-B, Meera Plaza, Shakti Nagar, Girwa Udaipur - 313 001, Rajasthan, India Tel. No.: 0294 - 2940076 Email: <a href="mailto:investors@mumbaihousehotels.com">investors@mumbaihousehotels.com</a> Website: <a href="http://www.mumbaihousehotels.com">www.mumbaihousehotels.com</a>

Investors can contact our Company Secretary and Compliance Officer, Lead Manager or Registrar to the Issue, in case of any pre issue or post issue related problems, such as non-receipt of letter of allotment, non-credit of allotted equity shares in the respective beneficiary account, non-receipt of refund orders and non-receipt of funds by electronic mode etc.

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

For TALDAR HOTELS AND RESORTS LIMITED  
On behalf of the Board of Directors  
Sd/-  
Garima Mittal  
Company Secretary and Compliance Officer

Place: Udaipur  
Date: December 30, 2025

TALDAR HOTELS AND RESORTS LIMITED is proposing, subject to applicable regulatory and statutory requirements, receipt of requisite approvals, market conditions and other considerations, an initial public offering of its Equity Shares and has filed a DP with BSE SME. The DP is available on the website of BSE at [www.bseindia.com](http://www.bseindia.com), the website of the Company at [www.mumbaihousehotels.com](http://www.mumbaihousehotels.com) and the Lead Manager at <https://socradamus.in/>. Any potential investor should note that investment in equity shares involves a high degree of risk and are requested to refer to the section titled "Risk Factors" beginning on page no. 30 of the DP. Potential investors should not rely on the DP filed with BSE SME for making any investment decision.

This announcement does not constitute an invitation or issue of securities for sale in any jurisdiction. The Equity Shares offered in the issue have not been and will not be registered under the U.S. Securities Act, 1933 ("U.S. Securities Act") or any state securities laws in the United States, and may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Equity Shares are being offered and sold (a) in the United States only to "Qualified Institutional Buyers" (as defined in Rule 144A under the U.S. Securities Act), the Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction.

Sd/-  
Competent Authority and  
District Deputy Registrar,  
Co-operative Societies, Mumbai (1) City

Place: Mumbai  
Date : 30/12/2025



