

December 27, 2025

To,
BSE Limited
Listing Department,
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400 001

Scrip Code : 533090
Scrip ID : EXCEL

To,
National Stock Exchange of India Limited
Listing & Compliance Department,
Exchange Plaza, Plot No. C/1, G Block
Bandra-Kurla Complex, Bandra (East)
Mumbai 400 051

Trading Symbol : EXCEL

Sub: Submission of newspaper publication of notice of postal ballot

Dear Sir / Madam,

In term of Regulation 47 SEBI (Listing Obligation and Disclosure Requirement), Regulation, 2015, please find enclosed copy of notice of postal ballot published in the following newspapers for your information and records.

- Financial Express dated December 25, 2025
- Mumbai Lakshdip dated December 25, 2025

You are requested to kindly take the same on your record.

Thanking you,

Yours faithfully
For Excel Realty N Infra Limited

Ankit Mehra
Managing Director
DIN: 07669838

Place: Mumbai

FINANCIAL EXPRESS

SICOM LIMITED Registered Office: Solitaire Corporate Park, Building No. 4, 6th Floor, Guru Hargovindji Road, Chakala, Andheri (E), Mumbai-93. Tel. No.: 022-66572700. Website: www.sicomindia.com

CORRIGENDUM

Corrigendum to Public E-Auction Notice for Sale of Assets of "Kamla Landmark Properties Private Limited" Published on Wednesday, 24th December, 2023 Mumbai Edition in "Financial Express" English Edition on page no. 3 and "LokSatta" Marathi Edition on page no. 5 by SICOM Ltd.

Point No. 6 & 7 shall be read as - 6. For participating in the public auction, the intending bidders/offers shall have to deposit the Earnest Money Deposit (EMD) of Rs.3.83 Crores by Demand Draft drawn on Nationalized Bank/Scheduled Commercial Bank in favour of 'SICOM LIMITED' payable at Mumbai to be valid by 5th January, 2026 up to 4.00 pm.

7. EMD may also be deposited by through RTGS/NEFT by 5th January, 2026, up to 4.00 pm. All other terms and conditions of the above referred advertisement shall remain unchanged.

Date: 25th December, 2023 Sd/- SICOM Limited Place: Mumbai

DAWON AATITHYA LLP (LLPIN: AGR-0371) Regd Off: H 3 M Cleden Holm, 15th Road, Bandra West, Mumbai 400050. FORM NO. URC-2 Advertisement giving notice about registration under Part I of Chapter XXI of the Companies Act, 2013

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar of Companies at Mumbai that DAWON AATITHYA LLP a business entity may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.

2. The principal objects of the proposed company are as follows: "To establish, acquire, develop, manage, operate and maintain resorts, hotels, motels, serviced apartments, villas, guest houses, lodges, hotels, inland holiday homes, and all other types of short-term accommodation facilities catering to domestic and international tourists, business travellers, and the general public and to provide lodging, boarding, housekeeping, and related hospitality services along with banquet halls, conference rooms, wedding venues, convention centers, business centers, recreational and leisure areas, and all other infrastructure and amenities necessary for a comprehensive experience."

3. A copy of the draft Memorandum and Articles of Association of the proposed company may be inspected at the office at H 3 M Cleden Holm, 15th Road, TPS III, Bandra West, Mumbai 400050.

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IIT Manesar, District Gurgaon (Haryana), Pin Code- 122050, within twenty-one days from the date of publication of this notice, with a copy to the LLP at its registered office address.

For DAWON AATITHYA LLP Sd/- ANIL KUNDAN THADANI (DPIN: 07161373) Dated this 24th December, 2023

EXCEL REALTY N INFRA LIMITED CIN: L41001MH2003PLC138568 Regd. Off.: Solaris No. 1 F Wing Unit No.187, S.V. Road, Powai, Mumbai - 400072. Tel.: +91-22-26394246 | Fax: 26394248 | Email: ikhtrana@excel-infoways.com Website: http://www.excel-infoways.com

NOTICE OF POSTAL BALLOT

NOTICE is hereby given that pursuant to the provisions of Section 110 and all other applicable provisions, if any, of the Act read with Rule 22 of the Companies (Management and Administration) Rules, 2014, Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "SEBI Listing Regulations"), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India, including any statutory modification(s), clarification(s), substitution(s) or re-enactment(s) thereof for the time being in force, guidelines prescribed by the Ministry of Corporate Affairs (the "MCA"), Government of India, for holding general meetings / conducting postal ballot process only by way of electronic voting (remote e-voting) vide General Circular Nos. 14/2020 dated 08.08.2020, Circular No.17/2020 dated 13.04.2020, Circular No. 20/2020 dated 05.05.2020, Circular No. 02/2021 dated 13.01.2021, Circular No. 2/2022 dated 05.05.2022, Circular No. 3/2022 dated 05.05.2022, Circular No. 10/2022 and Circular No. 11/2022 dated 28.12.2022, Circular No. 09/2023 dated 25.09.2023, Circular No. 09/2024 dated 19.09.2024, Circular No. 03/2025 dated 22.09.2025 (the "MCA Circulars") Circular No. SEBI/HO/CFD/CMD/1/CIR/P/2020/79 dated 12.05.2020, Circular No. SEBI/HO/CFD/CMD/2/CIR/P/2022/262 dated 13.05.2022, Circular No. SEBI/HO/CFD/POD-2/CIR/2023/167 dated 07.10.2023 and Circular No. SEBI/HO/CFD/POD-2/P/CIR/2024/133 dated 03.10.2024 and any other applicable laws and regulations, the following items of ordinary/special business are proposed to be passed by the Members of Excel Realty N Infra Limited (the "Company") through Postal Ballot ("Postal Ballot") only by way of remote e-voting process. An Explanatory Statement pertaining to the said resolution setting out the material facts and reasons thereof form part of this Postal Ballot notice (the "Postal Ballot Notice").

Item No. [1] - Increase in the Authorised share capital of the company and consequent alteration to the capital clause of the memorandum of association

Item No. [2] - Amendment to the Object Clause of Memorandum of Association of the Company

Item No. [3] - To Appoint and Fix Remuneration of Mr. Garvit Agarwal (Din: 08560082) As Whole Time Director of the Company

Item No. [4] - Appointment of Mr. Ruel Saxena (Din: 10424170) As Non-Executive Independent Director of the Company

Item No. [5] - Re-Designation of Mr. Ankit Mehra (Din: 07669838) From Whole-Time Director to Managing Director of the Company

Item No. [6] - Re-Designation of Mr. Lakhmendra Chamantal Khurana (Din:00623015) From Chairman and Managing Director to Director of the Company

Item No. [7] - Change of name of the Company and consequent alteration to the Name Clause of the Memorandum of Association and Articles of Association

Item No. [8] - To approve creation of mortgage or charge on the assets, properties or undertaking(s) of the Company under section 180(1)(a) of the Act

Item No. [9] - To approve increase in borrowing limits under section 180(1)(c) of the Companies Act, 2013 ("Act")

Item No. [10] - Increase in Investment Limits for Non-Resident Indians and Overseas Citizens of India.

Item No. [11] - Increase in Investment Limits for Foreign Institutional Investors and Foreign Portfolio Investors

The detailed explanatory statement under section 102 of the Act setting out the material facts concerning the resolutions, forms part of the notice.

This postal ballot Notice is available at the Company's website: http://www.excel-infoways.com

This postal ballot Notice is available at the BSE Limited website: www.bseindia.com

This postal ballot Notice is available at the NSE Limited website: www.nseindia.com

This postal ballot Notice is available at the website of CDSL at www.evotingindia.com

In compliance with the MCA and SEBI Circulars, the Postal Ballot Notice is being sent by e-mail to all Members, whose names appear in the Register of Members / Register of Beneficial Owners maintained by the Depositories, National Securities Depository Limited (the "NSDL") and Central Depository Services (India) Limited (the "CDSL") as on Friday, December 19, 2025 (the "Cut-Off Date") and who have registered their e-mail addresses, in respect of electronic holdings, with the Depository through the concerned Depository Participants and in respect of physical holdings, with the Registrar and Share Transfer Agent of the company i.e. MUFJ Intime India Pvt. Ltd. ("MUFJ"), in accordance with the provisions of the Act read with the Rules made thereunder and the framework provided under the MCA circulars. Further the Members whose e-mail address are not registered, physical Postal Ballot Notice has been sent to them at their registered address. Cut-Off Date is for determining the eligibility to vote by electronic means. A person who is not a member on the Cut-Off Date should treat this Notice for information only.

Manner of registering / updating email address for receiving the documents pertaining to postal ballot

Members may send an email request addressed to cs@excel-infoways.com and mt.helpdesk@nmpms.mufj.com along with scanned copy of the request letter duly signed by the first shareholder, providing the email address, mobile number, self-attested copy of PAN and Client Master copy in case shares are held in electronic form or copy of the share certificate in case shares are held in physical form, to enable MUFJ to register their address and to provide them the Postal ballot Notice and the e-voting instructions along with the user ID and Password.

Bank of Baroda Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground Floor, Dr. Sunderlal Bhai Marg, Ballard Estate, Mumbai-400001. Phone: 022-43683801/802/803 Email: armbom@bankofbaroda.co.in

REDEMPTION NOTICE

Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 BOB.ZOSARB.MUM.KAYCEE AUCTION.337 Date: -18.12.2025 To,

1. Mis Kaycee Industries 1649/1-2, GIDC, Sarigam, Dist Valsad, Vapi Gujrat 396155

2. Mr. Tarun Chimanlal Dave (Director / Guarantor) B/402, Silverline Apartment, 51 TPS, Factory Lane, Borivali West Mumbai 400092

3. Mr. Jigar Tarun Dave (Director / Guarantor) B/402, Silverline Apartment, 51 TPS, Factory Lane, Borivali West Mumbai 400092

4. Smt. Vandana Jayesh Dave (Guarantor) Flat No 32, B Building Mahavir Nagar CHSL, Dr. D G Paikar Road, Factory Lane, Borivali West Mumbai 400092

5. Mr. Vishal Nitin Ajmera (Guarantor) Flat No. 102, Chhatalya, Padma Nagar, Chikoiwadi, Borivali West, Mumbai 400092

Re: Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. (SARFAESI Act, 2002).

Ref:- 1. Demand Notice dated 19.04.2022 issued u/s 13(2) of SARFAESI Act 2002. 2. Possession Notice dated 15.02.2025 and 05.07.2022 issued u/s 13 (4) of SARFAESI Act 2002.

Dear Sir, Whereas the Authorized Officer of the Bank of Baroda, Branch : IBB Kandivali (W), Mumbai, address: International Business Branch, Jyoti Plaza 'C' wing, S.V.Road, Kandivali (West), Mumbai - 400067, being Secured Creditor/Bank in exercise of the powers conferred u/s 13(2) of the SARFAESI Act 2002 (hereinafter referred as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter referred as "Rules") issued demand notice dated 19.04.2022 calling upon you being Borrowers (s) / Mortgagee (s) / Guarantor (s) to repay the amount stated in the said demand notice within 60 days from receipt of said notice.

And whereas you have failed to repay the amount, the authorized officer of the Bank in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules have taken over the Possession of Secured Assets (hereinafter referred as the said properties) more particularly described herein below Schedule.

Even after taking possession of the secured asset, you have not paid the amount due to Bank as mentioned in above Possession Notice. Your attention is invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

Therefore you are requested to pay the dues as mentioned in possession notice along with applicable interest, cost, charges & expenses within 30 days from receipt of this notice and redeem the secured asset as mentioned below. In case you fail to pay the above mentioned dues & redeem the secured asset within 30 days from receipt of this notice, Bank will be constrained to sell the secured asset through public e-Auction by publication of e-Auction Sale notice. The date, time of e-auction and Reserve Price of the property shall be informed to you separately.

Table with 5 columns: S. No., Description of the Movable/Immovable Properties, Date of Possession, Type of Possession (Symbolic/Physical), Date of Publication of Possession Notice. Contains details for residential flats, factory buildings, and other properties.

Yours faithfully, Authorized Officer Bank of Baroda Branch : ZOSARB, Mumbai

Bank of Baroda Branch Address: - Bank Of Baroda Horniman Circle Branch, 17 Horniman Circle, Ground Floor, E Dena Building, Fort, Mumbai-400023

NOTICE TO BREAK OPEN THE LOCKER

Consequent upon non-payment of rent which was not paid in terms of Safe Deposit Locker Agreement executed between the Locker Holders & the Bank, the Termination Notice & Break Open Notice were sent through post to the following Locker Holders on their registered address however the said Notices returned undelivered and in spite of all other efforts made in the form of the said locker agreement, the locker holders neither responded nor to be traced.

Table with 6 columns: Sr No, Branch, Name Of Locker Holder, Address, Date of Notices, Locker No, Overdue rent. Lists locker holders and their details.

In terms of the provisions of above Locker Agreement, we hereby give you notice that if the locker is not surrendered & the key of the locker is not returned within a period of 3 months from the date of this Notice, we will proceed to break open your locker, whether you remain present or not, on 27.03.2025 at 11 A.M. onwards and while breaking open the Locker an inventory of the contents recovered from the Locker, if any, shall be prepared.

Further, the overdue rent, penalties, charges, break open charges & other expenses shall be recovered from you & the contents of the Locker shall be dealt with, in terms of executed locker agreement and law.

Please note that any action taken by the Bank in the above regard is without prejudice to the rights, remedies & contentions available to the Bank and it shall be at your cost, liability, risk & responsibility, consequences and Bank shall not be liable in any manner whatsoever.

Date : 25.12.2025 Place : Mumbai

Motilal Oswal Home Finance Limited Corporate Office: Motilal Oswal Tower, Rahimulullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email - hfquery@motilalosalw.com. CIN Number - U65923MH2013PLC248741

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the authorized officer of Motilal Oswal Home Finance Limited (MOHFL) under the Act and in exercise of powers conferred under Section 13(12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:

Table with 4 columns: Sr. No., Loan Agreement No./Name of the Borrower(s) / Co-Borrower(s) / Co-Applicant Name/ Guarantor Name, Date of Demand Notice and Outstanding, Description of the Immovable Property. Lists loan details and property descriptions.

The borrower(s) are hereby advised to comply with the demand notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that MOHFL is a secured creditor and the loan facility available by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s).

In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, MOHFL shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. MOHFL is also empowered to ATTACH AND / OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), MOHFL also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the MOHFL. This remedy is in addition and independent of all the other remedies available to MOHFL under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of MOHFL and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the demand notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Sd/- Authorised Officer Motilal Oswal Home Finance Limited Date: 25.12.2025

Motilal Oswal Home Finance Limited Regd. Office: Motilal Oswal Tower, Rahimulullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 829189898 Website: www.motilalosalw.com, Email: hfquery@motilalosalw.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002) Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Table with 6 columns: Sr No, Loan Agreement No./Name of the Borrower/ Co-Borrower/Guarantor, Date of Demand Notice & Outstanding, Date of Possession Taken, Description of The Immovable Property / All That Part And Parcel Of Property Consisting Of Property Address. Lists borrower details and property descriptions.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. 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 secured assets.

Sd/- Authorized Officer (Motilal Oswal Home Finance Limited) Date : 25.12.2025

Bank of Baroda Stressed Assets Management Branch: 17/B, First floor, Hornji Street, Horniman Circle Fort, Mumbai-400023. Phone: 022-68260010-33 Email: sammum@bankofbaroda.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

*APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)] E-Auction sale notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 6 (2) & (6) of 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, Physical possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is what is" and "Whatever there is" for recovery of below mentioned accounts. The details of Borrower(s) / Guarantor(s) / Secured Asset(s) / Dues/Reserve Price/Auction date and time, EMBID and Bid Increase Amount are mentioned below:-

Table with 6 columns: Sr No, Name & Address of Borrower/s / Guarantor/s, Description of the immovable property with known encumbrances, if any, Total Dues, Date & Time of E-auction, (1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount, Status of possession (Constructive / Physical), Property Inspection date and Time and contact Details. Lists auction details.

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction and online auction portal Baanknet.com. Also, prospective bidders may contact the Authorised officer on Tel No. 022- 68260021, Mobile 7747809691.

Date: 24.12.2025 Place: Mumbai

SCAN HERE For detailed terms & conditions Name: Prashant Pandeyan Authorised Officer Bank of Baroda.

Chola CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032, T. N.

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. (the Secured Creditor) under the Act and in exercise of the powers conferred under Sec. 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Sec. 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below:-

Table with 5 columns: Sr. No., Name & Address of the Borrower/s & Co-Borrower/s, Loan Amt., Dt. of Demand Notice & O/s. Amt., Description of the Property / Secured Asset. Lists loan and property details.

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that Cholamandalam Investment and Finance Company Ltd. is a secured creditor and the loan facility available by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, the Secured Creditor shall be entitled to exercise all the rights U/s. 13(4) of the Act to take possession of the secured assets(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. The Secured Creditor is also empowered to ATTACH AND / OR SEAL the secured assets before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), the Secured Creditor also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Secured Creditor. This remedy is in addition and independent of all the other remedies available to the Secured Creditor under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of the Secured Creditor and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Sd/- Authorized Officer For Cholamandalam Investment and Finance Company Limited Date: 18.12.2025

HFS Hiranandani Financial Services Private Limited Regd. Office: 514, Dalamal Towers, 211 Free Press Journal Marg, Nariman Point, Mumbai- 400021. Corporate Office: 9th Floor, Sigma Towers, Hiranandani Business Park, Technology Street, Powai, Mumbai - 400076. Email: wcare@hfs.in • Website: www.hfs.in • Tel. No.: 022-25763623 • CIN No.: U65999MH2017PTC291060

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the Authorized Officer of Hiranandani Financial Services Pvt. Ltd. (hereinafter referred to as "HFS") under the Act and in exercise of the powers conferred under Section 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below:

Table with 4 columns: Loan Account No. & Name of the Borrower / Co-Borrower / Address, Dt. of Demand Notice U/s. 13(2) & Total O/s., Description of Secured Assets / Mortgage Property. Lists loan and property details.

All that part and parcel of the property bearing Flat B/203, Wing-B, on 2nd Floor, adm. 4075.50 Sq. Ft. (Built up area), in the Building No. A. Known as "Mustafa Manzil" constructed on land bearing S.No. 95, Hissa No. 12/1(P), CTS No. 4366 (As per Index) of Village-Nijampur, Bhandari, (as confirmed), situated at Bhiwandi, Tal. Bhiwandi & Dist. Thane-421 302. Together with anything attached to the earth or permanently fastened to anything attached to the earth with all present and future structures thereon.

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and herein above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that HFS is a secured creditor and the loan facility available by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, HFS shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. HFS is also empowered to ATTACH AND / OR SEAL the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), HFS also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the HFS. This remedy is in addition and independent of all the other remedies available to HFS under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of HFS and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Sd/- Authorised Officer Hiranandani Financial Services Private Limited Date: 25.12.2025

FOR Excel Realty N Infra Limited Sd/- Jasman Singh Chadda Whole-Time Director DIN: 09697977

