

47	MH0340610006277 /SAFAT SULEMAN KHAN/SABRUNISHA SAFAT KHAN/ WAKUSALI HUKUMDAR KHAN / VIRAR	GUT No: 826, Building Name: SWASTIK CHHAYA APARTMENT, House No: FLAT NO 202, Floor No: 2ND FLOO, Plot No: 128, Street Name: SUNDARAM SCHOOL, Land Mark: NEAR SUNDARAM SCHOOL, Village: MAHIM, Location: Palghar, Taluka: Maharashtra, Pin Code: 401404, Police Station: PALGHAR WEST, North By: INTERNAL ROAD, South By: OPEN PLOT, East By: OPEN PLOT, West By: OPEN SPACE, / Property Area : 525 SQ FT AREA	25.01.2017	11.09.2018	6227768/-	2247750/-
48	MH0340610006858 / MADANKUMAR JAYPRAKASH SHARMA/PRIYANKA MADANKUMAR SHARMA/ DHARMENDRA RAMSURAT SHARMA / VIRAR	GUT No: 826, Building Name: SWASTIK CHHAYA, House No: FLAT NO 304, Floor No: 3RD FLR, Plot No: 826, Street Name: SUNDER NAGAR, Sector Ward No: MAHIM ROAD, Land Mark: NR SUNDARAM HIGH SCHOOL, Village: MAHIM, Location: Palghar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: PALGHAR WEST, North By: OPEN PLOT, South By: GYAN SAGAR BLDG, East By: OPEN PLOT, West By: INTERNAL ROAD, / Property Area : 444 SQ FT AREA	25.01.2017	10.01.2020	5459422/-	1553645/-
49	MH0340610006099 / ASLAM MOHAMMAD SULEMAN KHAN / VIRAR	GUT No: 826, Building Name: SWASTIK CHHAYA, House No: B 203, Floor No: 2ND, Plot No: 826, Street Name: MAHIM ROAD, Land Mark: NEAR SUNDARAM SCHOOL, Village: MAHIM, Location: Palghar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: PALGHAR WEST, North By: OPEN SPACE, South By: OPEN SPACE, East By: OPEN SPACE, West By: OPEN SPACE, / Property Area : 418 SQ FT AREA	21.10.2016	11.09.2018	5703178/-	1462666/-
50	MH0740600000387 / MOHAMEDYUSUF AHEMED ZARIWALA / VASAI	GUT No: GUT NO 115 116 118, Building Name: JUPITER COMPLEX BLDG NO. 2, House No: B/301, Floor No: 3RD, Plot No: GUT NO 115 116 118, Land Mark: TATA HOUSING, Village: BETEGAON, Location: Boisar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401501, Police Station: BOISAR, North By: BLDG NO 1, South By: OPEN PLOT, East By: A WING, West By: C WING, / Property Area : 541 SQ FT AREA	01.01.2020	11.03.2022	4265956/-	2191050/-
51	MH0740600000283 / ANITAANANDKUMAR EKLUR/ ANANDKUMAR AEKLUR / VASAI	GUT No: 49 51, Building Name: LALEE CLASSIC, House No: 001/A, Floor No: GR, Plot No: 27, Street Name: KATKAR ROAD, Land Mark: KATKAR PADA, Village: KATKAR, Location: Boisar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401501, Police Station: BOISAR WEST, North By: B-WING, South By: INTERNAL ROAD, East By: OPEN SPACE, West By: SHIV-SHAKTI SCHOOL, / Property Area : 232 SQ FT AREA	03.05.2021	18.05.2022	1674796/-	939600/-
52	MH0740600000404 / AMRIT HARISH MALI / VASAI	GUT No: 49 51, Building Name: VAGHESHWARI CLASSIC, House No: B/308 AND A/301, Floor No: 3RD, Plot No: 02, Land Mark: NEAR GANESH NAGAR, Village: KATKAR, Location: Boisar, Taluka: BOISAR, State: Maharashtra, Pin Code: 401501, Police Station: BOISAR WEST, North By: CHAWL, South By: ROAD, East By: GIRI NIWAS, West By: BUILDING, / Property Area : 580 SQ FT AREA	03.05.2021	18.05.2022	3921693/-	2184570/-
53	MH0740600000344 / MANOJKUMAR S GUPTA/NEETU M GUPTA / VASAI	GUT No: S. NO-49/51, Building Name: VAGHESHWARI CLASSIC, House No: 307/B, Floor No: 3RD, Plot No: S. NO-49/51, Street Name: KATKAR ROAD, Land Mark: NR GANESH NAGAR, Village: KATKAR, Location: Boisar, Taluka: VASAI, State: Maharashtra, Pin Code: 401501, Police Station: BOISAR EAST, North By: CHAWL, South By: A WING, East By: GIRI NIWAS, West By: CHAWL, / Property Area : 385 SQ FT AREA	03.05.2021	18.05.2022	1886049/-	1403325/-
54	MH0740600000145 / SUKHAMANI PURANDHAR NAYAK/ SAVITRI S NAIK / VASAI	GUT No: 49/51, Building Name: VAGHESHWARI CLASSIC, House No: 302, Floor No: 3RD, Street Name: KATLKAR ROAD, Land Mark: SHIV SHAKTTI SCHOOL, Village: KATKAR, Location: Boisar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401501, Police Station: BOISAR, North By: GIRI NIWAS, South By: ROAD, East By: OM APT, West By: COMPOUND WALL, / Property Area : 416 SQ FT AREA	03.05.2021	18.05.2022	2219058/-	1516320/-
55	MH0740600000672 /Aaftab Aslam Shaikh/SABA Aftab Shaikh / VASAI	GUT No: 27, Building Name: RAJHANS ENCLAVE BLDG NO.13, House No: B/102, Floor No: 1ST, Plot No: H NO 1/A1/B, Street Name: VRINDAVAN NAGARI TYPE G, Street No: TYPE, Sector Ward No: PAMTEMBHI, Land Mark: NR VRINDAVAN NAGARI, Village: PAMTEMBHI, Location: Boisar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401501, Police Station: BOISAR WEST, North By: C WING, South By: OPEN SPACE, East By: BLDG NO 02, West By: OPEN SPACE, / Property Area : 339 SQ FT AREA	03.05.2021	21.10.2022	1925172/-	1098360/-
56	MH0740600000587 / HARSHALA CHANDU PATIL / VASAI	GUT No: S. NO.189 H NO.4/A, Building Name: MAHALAXMI RESIDENCY BLDG NO 10, House No: 104, Floor No: 1ST, Land Mark: NR NUTAN SCHOOL, Village: MORE, Location: Nallosapare E, Taluka: VASAI, State: Maharashtra, Pin Code: 401209, Police Station: NALLASOPARA EAST, North By: ROAD, West By: NUTAN SCHOOL, / Property Area : 424 SQ FT AREA	01.07.2019	28.02.2022	4616979/-	2061450/-
57	MH0740600000385 / ASHIM KAISARALI KHAN / VASAI	GUT No: 254, Building Name: SHREE SAI APT, House No: 001/A, Floor No: GR, Plot No: H NO. 3 6, Street Name: ACHOLE ROAD, Land Mark: NR VIDYA VIKASINI SCHOOL, Village: ACHOLE, Location: Nallosapare E, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401209, Police Station: NALLASOPARA EAST, North By: WHILE HILLS BLDG, South By: INTRNAL ROAD, East By: B WING, West By: INTERNAL ROAD, / Property Area : 253 SQ FT AREA	03.05.2021	27.05.2022	2340989/-	1415880/-
58	MH0740600000480 / MAMTA J SONAR / VASAI	GUT No: 254, Building Name: SHREE SAI APARTMENT, House No: A/404, Floor No: 4TH, Plot No: H NO. 3 6, Street Name: ACHOLE, Land Mark: VIDYA BAL VIKAS SCHOOL, Village: NALLASOPARA, Location: Nallosapare E, Taluka: VASAI, State: Maharashtra, Pin Code: 401209, Police Station: NALLASOPARA EAST, North By: WHITE HILL BUILDING, South By: SHREE KRISHNA COMPLEX, East By: MOUNTAIN, West By: ROAD, / Property Area : 286 SQ FT AREA	01.04.2021	23.06.2022	2594548/-	1666980/-
59	MH0740600000786 / SAGAR JAGANNATH MAHALE / VASAI	GUT No: 61 66 67 68, Building Name: DAISY IN POONAM PARK, House No: B 203, Floor No: 2ND, Plot No: 68, Street Name: BLDG NO 4, Street No: 68, Sector Ward No: VEVOOR, Land Mark: POONAM PARK, Village: VEVOOR, Location: Palghar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: PALGHAR EAST, North By: OPEN PLOT, South By: INTERNAL ROAD, East By: 4A BUILDING, West By: 5A 5B BUILDING, / Property Area : 735 SQ FT AREA	12.06.2019	06.03.2020	5753853/-	2755863/-
60	MH0740600000690 / CLAUDY BONIFACE COUTINHO / VASAI	GUT No: 137, Building Name: SIDDHIVINAYAK COMPLEX BLDG NO 02, House No: C/306, Floor No: 3RD, Plot No: 137, Street Name: PADGHE, Sector Ward No: NR SHALIGRAM HOSPITAL, Land Mark: NR SHALIGRAM HOSPITAL, Village: PADGHE, Location: Palghar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI E, North By: B WING, South By: OPEN SPACE, East By: OPEN SPACE, West By: D WING, / Property Area : 364 SQ FT AREA	03.05.2021	21.10.2022	1960747/-	1326780/-
61	MH07406000000617 / DONALD PETER KONGUMCODE / VASAI	GUT No: 137, Building Name: SIDDHIVINAYAK COMPLEX BLDG NO-02, House No: C/101, Floor No: 1ST, Street No: -, Land Mark: SHALIGRAM HOSPITAL, Village: PADGHE, Location: Palghar, Taluka: VASAI, State: Maharashtra, Pin Code: 401404, Police Station: PALGHAR W, North By: B WING, South By: OPEN SPACE, East By: OPEN SPACE, West By: D WING, / Property Area : 560 SQ FT AREA	03.05.2021	21.10.2022	3148048/-	2041200/-
62	MH07406000000259 / ALOK ARVIND UPADHYAY / VASAI	GUT No: 137, Building Name: SIDDHIVINAYAK COMPLEX BLDG NO. 2, House No: C/103, Floor No: 1ST, Land Mark: NR SARPADGA GAON, Village: PADGHE, Location: Umroli, Taluka: PALGHADA, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI EAST, North By: D WING, South By: OPEN SPACE, East By: B WING, West By: OPEN SPACE, / Property Area : 334 SQ FT AREA	03.05.2021	24.07.2022	1891475/-	1137240/-

63	MH07406000000730 / RAMBRIKSH RAMLAKHAN PRAJAPATI / LALBAHADUR RAMLAKHAN PRAJAPATI / VASAI	GUT No: 137, Building Name: SIDDHIVINAYAK COMPLEX BLDG NO.2, House No: A/301 AND 302, Floor No: 2ND, Plot No: 137, Street Name: NR SHALIGRAM TOWNSHIP, Sector Ward No: PADGHE, Land Mark: NR SHALIGRAM TOWNSHIP, Village: PADGHE, Location: Umroli, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI E, North By: ENTRANCE ROAD, South By: B WING, East By: OPEN SPACE, West By: D WING, / Property Area : 736 SQ FT AREA	03.05.2021	26.08.2022	1684150/-	2506140/-
64	MH07406000000093 / ANJALI UMESH YADAV / VASAI	GUT No: S NO.138, Building Name: LAXMI APARTMENT, House No: B/202, Floor No: 2ND FLR, Plot No: BLDG NO.2, Street Name: PADAGHE, Sector Ward No: TYPE F2, Land Mark: NEAR SARPADGA PLAY GROUND, Village: PALGHAR, Location: Umroli, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI EAST, North By: OPEN PLOT, South By: INTERNAL ROPAD, East By: OPEN PLOT, West By: UNDER CONSTRUCTION BLDG, / Property Area : 305 SQ FT AREA	03.05.2021	26.08.2022	2160516/-	1334070/-
65	MH07406000001024 / MAMTA M KARALKAR/MILIND S KARALKAR / VASAI	GUT No: 47/1 47/2 47/3 A, Building Name: AMRUT RESIDENCY SAMJU 10 C WING, House No: BLDG 10 C 303, Floor No: 3RD, Plot No: 47/1, Street Name: SARAVALI, Street No: TYPEB, Sector Ward No: BOISAR WEST, Land Mark: NAGAR RACHNAKAR PALGHAR, Village: SARAVALI, Location: Boisar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401501, Police Station: BOISAR WEST, North By: SADGURU BUILDING, South By: KARAMTARA COMPANY, East By: SHRADHA WING6, West By: KARAMTARA COMPANY, / Property Area : 480 SQ FT AREA	01.09.2021	23.02.2023	3693456/-	1753245/-
66	MH07406000000257 / SANJAY SAMPAT SHINDE / VASAI	GUT No: 99, Building Name: MANGALMURTI NAGAR BLDG NO. 6 TYP, House No: 401/B, Floor No: 4TH, Plot No: 99, Street Name: SATIVALI ROAD, Land Mark: TUNGARESHWAR MANDIR, Village: SATIVALI, Location: Vasai East IE, Taluka: VASAI, State: Maharashtra, Pin Code: 401208, Police Station: SATIVALI, North By: BLDG NO 27, South By: COMPOUND WALL, East By: A-WING, West By: BLDG NO 7, / Property Area : 217 SQ FT AREA	01.04.2021	14.08.2021	1573235/-	905580/-
67	MH07406000000787 / HITESH DHIRAJLAL PATEL / VASAI	GUT No: 189, Building Name: MAHALAXMI RESIDENCY BLDG NO 10, House No: FLAT NO 704, Floor No: 7TH, Plot No: 4, 4, Street Name: MORE ROAD, Sector Ward No: MORE, Land Mark: NUTAN SCHOOL AND COLLEGE, Village: MORE, Location: Nallosapare E, Taluka: VASAI, State: Maharashtra, Pin Code: 401209, Police Station: NALLASOPARA EAST, North By: ANTHONY SCHOOL, South By: RESIDENTIAL BUILDING, East By: NALLASOPARA VIRAR ROAD, West By: NUTAN SCHOOL, / Property Area : 432 SQ FT AREA	03.05.2021	09.01.2023	4306745/-	2097900/-
68	MH07406000000473 / RAM DAWARIKA ASARE / BULAND RAMASARE CHAUHAN / VASAI	GUT No: 21, Building Name: RAJHANS ENCLAVE BLDG NO.13, House No: 402/A TYPE G, Floor No: 4TH, Street Name: BOISAR ROAD, Land Mark: VRINDAVAN NAGRI, Village: PAMTEMBHI, Location: Boisar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401501, Police Station: BOISAR WEST, North By: C & D WING, South By: OPEN PLOT, East By: BUILDING NO-02, West By: OPEN PLOT, / Property Area : 326 SQ FT AREA	16.06.2023	25.10.2024	1458905/-	981526/-

DATE OF E-AUCTION & TIME : 14.08.2026 at the Web-Portal (www.auctionbazaar.com) from 3.00 PM TO 04:00 PM. with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office at 13.08.2026 before 5.00 PM.

Further to this **PUBLIC NOTICE** for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHL invites **OFFERS EITHER** in sealed cover/s or in Online mode to purchase the said properties on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"**.

TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

- E-Auction** is being held on **"As is where is Basis"**, **"As is what is Basis"**, **"Whatever there is"** And **"Without Any Recourse Basis"**, and will be conducted **"Online"**. The E-Auction will be conducted through GICHF approved Eaucion service provider **"ARCA EMART PRIVATE LIMITED"**
- The **intending bidders should register their names at portal www.auctionbazaar.com/** and get their user-id and password free of cost. **Prospective bidders may avail online training on E-Auction from the service provider ARCA EMART PRIVATE LIMITED, AuctionBazaar.com, 6-3-1090/11, II Floor, Part 2B, Uma Hyderabad House Rajbhavan Road, Somajiguda, Hyderabad – 500082 Telangana, India. Auction Bazaar Helpline: 83709 69696 / 79970 43999 Email ID : Email IDs: contact@auctionbazaar.com / support@auctionbazaar.com, Property Enquiries CONTACT DETAILS : SANTOSH KHAVARE - 9819906655**
- The E-Auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- Every bidder is required to have his/her own email address in order to participate in the online E-auction.
- Once Intending Bidder** formally registers as a qualified tenderer before authorized officer of GICHF, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
- The aforesaid properties shall not be sold below the reserve price mentioned above.
- Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the abovesaid respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: **Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - a/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511.**
- The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
- The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal **www.auctionbazaar.com/** along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
- That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
- The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
- Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price...
- The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
- The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
- The notice is hereby given to the Borrower/s, Mortgageor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAuction Sale.
- Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
- The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
- GICHL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on **"As is where is", "As is what is", Whatever there is" and without any recourse basis.**
- In case the borrowers/mortgagor approaches GICHL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHL shall accept the amount and hand over the possession to mortgagor
- The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.
- Minimum Bid increment value is Rs.10,000/-**

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT. 2002

For aforesaid Terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider ARCA EMART PRIVATE LIMITED and website www.auctionbazaar.com

Date : 29.07.2026
Place : VIRAR, VASAI

For GIC Housing Finance Ltd.
Sd/-
Authorised Officer

PUBLIC NOTICE

NOTICE is hereby given that M/s. A.V. Enterprises (a partnership firm) members of "Panchratna Co-operative Housing Society Limited" intend to sell their Office No. 1407 on the 14th floor of Panchratna Building situated at Mama Parmanand Marg, Opera House, Mumbai-400004 AND 10 Shares of Rs. 50/- each bearing distinctive Nos. 2706 to 2710 and 3461 to 3465 as comprised in Share Certificate No. 542 and 693 respectively issued by the said Society to our clients.

Any person having any objection or claiming any rights by way of sale, exchange, gift, mortgage, charge, trust, possession, inheritance, lease, lien, attachment or otherwise howsoever is hereby required to make the same known in writing with proof thereof, to the undersigned having office at 301-A, Aman Chambers, Opera House, Mumbai-400 004 within 15 days from the date hereof. If no claims are received then sale will be completed and claims if any will be considered as waived.

For Narayan Gandhi & Co.,
Chartered Accountants
Sd/-
Proprietor

Place: Mumbai
Date: 29/07/2026

(N.C. GANDHI)

MODERN SHARES AND STOCKBROKERS LIMITED					
CIN: L45200MH1939PLC002958					
Regd. Office : Staircase No. 13, North Stand, Wankhede Stadium, Churchgate, Mumbai 400 020 Tel: 022 68252400; Fax: 022 68252441; email: modernshares@hotmail.com; Web: www.modernshares.com Extract of Standalone Unaudited Financial Results For the Quarter Ended June 30, 2026. (Rs. In Lacs)					
Particulars	Quarter Ended June 30 2026 (Unaudited)	Quarter Ended Mar. 31 2025 (Audited)	Quarter Ended June 30, 2025 (Unaudited)	Year Ended Mar. 31, 2026 (Audited)	
Total Income from Operations (Net)	86.71	73.47	99.05	358.65	
Net Profit / (loss) for the period (before Tax & Exceptional items)	7.03	(8.61)	19.35	31.49	
Total Comprehensive Income for the period	(1.29)	(6.20)	(2.03)	4.90	
Paid-up Equity Share Capital (Face Value Rs.10)	293.11	293.11	293.11	293.11	
Other Equity (excluding Revaluation Reserves) as shown in the Balance Sheet of previous year				1004.14	
Earnings per Share (of Rs. 10/- each) on net profit after tax					
a) Basic (Not annualised) (Rs.)	0.17	(0.42)	0.46	0.80	
a) Diluted (Not annualised) (Rs.)	0.17	(0.42)	0.46	0.80	
NOTES: The above audited results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on 28th July, 2026. The Statutory auditors have issued an unmodified audit opinion on these results. The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations 2015. The full format of the Quarterly Financial Results are available on the Company's website at www.modernshares.com and at the Stock Exchange's website www.bseindia.com .					
For and on Behalf of the Board of Directors of Modern Shares And Stockbrokers Limited Sd/- G. Shevakramani Director DIN: 00413343					
Anil S. Manghnani Whole Time Director DIN: 00012806					
Place : Mumbai Date : July 28, 2026					



The Phoenix Mills Limited

Registered Office: The Phoenix Mills Ltd, 462, Senapati Bapat Marg, Lower Parel, Mumbai - 400013
Tel: (022) 3001 6600 **E-mail:** investorrelations@phoenixmills.com **Website:** www.thephoenixmills.com
CIN: L17100MH1905PLC000200

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

The Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2026 ("**Financial Results**") have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on Tuesday, July 28, 2026.

The Financial Results along with the Limited Review Report have been posted on the Company's webpage at <https://www.thephoenixmills.com/investors/FY2027/Financial-Results> and on the websites of the Stock Exchanges i.e. www.bseindia.com and www.nseindia.com and can be accessed by scanning the QR Code.



For The Phoenix Mills Limited
Sd/-
Atul Ruia
Chairman
DIN:00087396

Date : July 28, 2026
Place: Mumbai

KAISER CORPORATION LIMITED

REGD OFF: B-217, Pranik Chambers Office Cooperative Premises Limited,
Saki Vihar Road, Sakinaka, Andheri East, Mumbai – 400072 CIN : L22210MH1993PLC074035

Extract of Unaudited Standalone Financial Results for the Quarter Ended 30th June 2026

(₹ in Lakhs)					
Sr. No.	Particulars	Quarter Ended 30.06.2026 (Unaudited)	Quarter Ended 31.03.2026 (Audited)	Quarter Ended 30.06.2025 (Unaudited)	Year Ended 31.03.2026 (Audited)
1.	Total income from operations (net)	45.39	21.99	19.67	82.59
2.	Net Profit/ (Loss) for the period (before tax, & Exceptional Item)	10.17	2.14	1.52	10.23
3.	Total Comprehensive Income for the period [Comprising Profits/ (Loss) for the period (after tax)] and Other Comprehensive Income (after tax)	7.36	0.55	1.33	6.73
4.	Equity Share Capital	526.21	526.21	526.21	526.21
5.	Other equity (excluding revaluation reserve as per balance sheet of previous accounting year)	0.00	0.00	0.00	(35.24)
6.	Earnings Per Share (of Rs.1/- each) Basic & Diluted (in Rs.)	0.014	0.004	0.003	0.016

Note:

- The above is an extract of the detailed format of standalone Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015. The full format of the Financial Results are available on the Stock Exchange websites namely, BSE LIMITED (www.bseindia.com) and on Company's website at www.kaiserpess.com.
- The above un-audited financial results for the quarter ended 30th June 2026 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of the Company at its Meeting held on 28th July 2026. The Statutory Auditors of the Company have carried out limited review of the financial results for the quarter ended on 30th June 2026.

Place: Mumbai
Date: 28 July 2026

Extract of Unaudited Consolidated Financial Results for the Quarter Ended 30 June 2026

(₹ in Lakhs)					
Sr. No.	Particulars	Quarter Ended 30.06.2026 (Unaudited)	Quarter Ended 31.03.2026 (Audited)	Quarter Ended 30.06.2025 (Unaudited)	Year Ended 31.03.2026 (Audited)
1.	Total income from operations (net)	132.17	597.16	467.70	1525.53
2.	Net Profit/ (Loss) for the period (before tax, & Exceptional Item)	(100.51)	79.74	(43.29)	(220.93)
3.	Total Comprehensive Income for the period [Comprising Profits/ (Loss) for the period (after tax)] and Other Comprehensive Income (after tax)	(73.04)	86.63	(52.46)	(201.18)
4.	Equity Share Capital	526.21	526.21	526.21	526.21
5.	Other equity (excluding revaluation reserve as per balance sheet of previous accounting year)	0.00	0.00	0.00	(21.57)
6.	Earnings Per Share (of Rs.1/- each) Basic & Diluted (in Rs.)	(0.072)	0.09	(0.052)	(0.206)

Note:

- The above is an extract of the detailed format of Consolidated Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange websites namely, BSE LIMITED (www.bseindia.com) and on Company's website at www.kaiserpess.com.
- The above un-audited financial results for the quarter ended 30th June 2026 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of the Company at its Meeting held on 28th July 2026. The Statutory Auditors of the Company have carried out limited review of the financial results for the quarter ended on 30th June 2026.

On behalf of the Board of Directors
For Kaiser Corporation Limited
Bhushanlal Arora
Managing Director
DIN : 00416032

Place: Mumbai
Date: 28 July 2026