

August 7, 2023

The Manager,
BSE Limited,
Phiroze Jeejeebhoy Tower
Dalal Street,
Mumbai 400 001

BSE Scrip Code: 973278, 974036, 974741, 974844

ISIN: INE985V07033, INE985V07041, INE985V07058, INE985V07066

Sub: Unaudited financial results for the quarter ended June 30, 2023 – Newspaper cuttings evidencing publication of the Results, Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

The Meeting of the Board of Directors of the Company was held on August 4, 2023 at the registered office of the Company, to consider and take on record, inter alia, the Unaudited Financial results of the Company for the quarter ended June 30, 2023 prepared in due compliance of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”). The unaudited financial results were adopted and approved in the said Board Meeting.

We would like to draw your kind attention that the Unaudited financial results of the Company for the quarter ended June 30, 2023 was uploaded on <https://listing.bseindia.com> immediately after the same was approved by the Board of Directors.

In terms of Regulation 52 of Listing Regulations, the said Unaudited Financial Results for the quarter ended June 30, 2023 have been published on August 7, 2023 in two newspapers, namely in “Navshakti”, a Marathi daily and in “The Free Press Journal”, a English daily.

We attach herewith copy of the above-mentioned newspapers cuttings, evidencing the publication of the Unaudited financial results for the quarter ended June 30, 2023.

Kindly take the above on records and disseminate on the website.

Thanking You

Yours faithfully,

For Ambit Finvest Private Limited

Sanjay Dhoka
Whole Time Director, COO and CFO
DIN: 00450023
Place: Mumbai

Ambit Finvest Private Limited

Corporate Office : A506-A510, 5th Floor, Kanakia Wall Street, Andheri Kurla Road, Chakala, Andheri (E),
Mumbai - 400 093, India • T: +91 22 6841 0001

Registered Office : Ambit House, 449, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, India • T: +91 22 6860 1819
F: +91 22 3982 3020 • www.ambit.co • CIN: U65999MH2006PTC163257

जाहीर नोटीस

सर्व संबंधितांना ह्या जाहीर नोटीसीद्वारे कळविण्यात येते की, मौजे जुंदा, ता. वसई, जि. पालघर येथील स. नं. २१८, हि. २, ही जमिन मिळकत...



एनकेजीएसबी को-ऑप. बँक लि.

(मल्टी ट्रेड रेग्युलर बँक)
वसुली विभाग : बिलम अपार्टमेंट, तळमजला, एच. एफ. सोसायटी रोड, जोसेपी (पू), मुंबई-४०० ०६०;

ज्याअर्थी, निमन्वाकरीकारांनी एनकेजीएसबी को-ऑप. बँक लि. चे प्राधिकृत अधिकारी म्हणून दि सिक्विटिडायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सियल अँडिटेड अँड एम्फोर्समेंट ऑफ सिक्विटिडि इंटरस्ट (एम्फोर्समेंट) अँक्ट, २००२ (सरफेसी अँक्ट, २००२) अन्वये आणि सिक्विटिडि इंटरस्ट (एम्फोर्समेंट) रूलस, २००२ च्या नियम ३ सहायचा कलम १३(१२) अन्वये प्रदान केलेल्या अधिकार्याचा वापर करून...

Table with 2 columns: कर्जदार/गहाणदार/हमीदारांचे नाव and एकूण थकीत रकम. Entry: श्री. म. सिरम इंटरिअर्स (प्रोग्रायटर: श्री. मंजींदर सिंग ब्राह्मण) (कर्जदार) ३१/०७/२०२३ रोजी स. र. २,५५,४६,५३९.८७

परिशिष्ट-1 (स्थावर गहाण मिळकत)
मिळकत-१: श्री. मंजींदर सिंग ब्राह्मण आणि श्री. कुलदीप कौर ब्राह्मण यांचे मालकीच्या ठाण्याच्या नोंदणीकृत जिल्हा, उप-जिल्हादील मीरा भाईदर महानगरपालिकेच्या हद्दीतील गाव नवघर येथे स्थित असलेले आणि वसलेले जूना सर्वे क्र. ४२१५ व ४२२, नवीन सर्वे क्र. १९७ व १०३ आणि हिस्सा क्र. १ (भाग), ४, ५ व ७ धारक जमिनीच्या भाग व विभागावर बांधकामात मेरिगोल्ड को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडच्या मेरिगोल्ड-२ अशा जात इमारतीच्या ई विंगमधील ७व्या मजल्यावरील मोजमापीत ६००.०० चौ फु चर्चई क्षेत्र फ्लॅट धारक क्र. ७०३ चे ते सर्व भाग व विभाग.

मिळकत-२: श्री. मंजींदर सिंग ब्राह्मण यांचे मालकीच्या ठाण्याच्या नोंदणीकृत जिल्हा, उप-जिल्हादील मीरा भाईदर महानगरपालिकेच्या हद्दीतील गाव नवघर येथे स्थित असलेले आणि वसलेले जूना सर्वे क्र. ४३५५ व ४३६, नवीन सर्वे क्र. १०७ व १०९ आणि हिस्सा क्र. २ धारक जमिनीच्या भाग व विभागावर बांधकामात गौवर सीटी ई-१/ई-४ को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडच्या गौरव सीटी अशा जात इमारतीच्या ई टाईपच्या भागात क्र. ४ मधील १२व्या मजल्यावरील मोजमापीत ३३.०१ चौ मी ब्रिट अक्ष क्षेत्र फ्लॅट धारक क्र. १०१ चे ते सर्व भाग व विभाग.

सही/प्राधिकृत अधिकारी
एनकेजीएसबी को-ऑप. बँक लि.
(सरफेसी अँक्ट २००२ अन्वये)

जाहीर सूचना

याद्वारे सूचना देण्यात येते आहे की माझे अशिल 'फ्रेडर विहार' (सुपी फार्म) म्हणून ओळखल्या जाणाऱ्या इमारतीच्या दुरुच्या मजल्यावर ७५ चौ. फु चर्चई क्षेत्रफळ असलेले फ्लॅट क्र. २०२ आणि कागदपत्रांची जागा क्र. ००२५ मेकॅनिकल कार डॅमर सिस्टीममध्ये, प्लॉट क्र. १८, के.ए. सुभद्रामयार रोड, मांडगा, मुंबई - ४०००११ येथे संपन्न खांदी करण्याच्या प्रक्रियेत आहेत, येथे या फ्लॅटवर किंवा त्याच्या कोणत्याही भागावर एमओडी, करारनामा भाडेकरू किंवा त्याच्या कोणत्याही भागावर हॉटेल किंवा पुनर्वसनाबाबत कोणताही दावा असलेल्या सर्व जमीन, विक्री, भेटवस्तू, भाडेपट्टा, वारसा नियम, कुटुंब व्यवस्था, गहाण (समान किंवा अन्यथा), शुल्क, धारणाधिकार, ट्रस्ट, ताबा, आगरा, समई आदी किंवा इतर कोणत्याही संस्थांकडून किंवा अन्यथा किंवा कोणत्याही विक्री, ऑर्डर किंवा कायद्याच्या कोणत्याही न्यायलयाने पाठित केलेल्या निवाड्यानुसार, न्यायाधिकरण, महसूल किंवा कोणत्याही वैधानिक प्राधिकरण किंवा लवाद किंवा सदर मूळ दस्तऐवज ताब्यात असल्याच्या आधावर, याद्वारे आहाराळा या तारखेपासून १५ (पंधरा) दिवसांच्या आत लिखित स्वरूपात वे अनुप मेहता, वकील प्लॉट क्र. १७९, नजीक निवास, तळमजला, सर. भालचंद्र रोड, हिंदू कॉलनी, दादर ईस्ट, मुंबई - ४००१४ येथे अधोव्याखरी केलेल्या कायदासम सिद्ध करणे आवश्यक आहे. कसूर केल्यास जट दावा, असेल तर तो माफ केल्या जात आहे आणि/किंवा सोडल्या गेला असे मानले जाईल आणि माझे अधिल व्यवहारासाठी पुढे जातील.

सारस्वत बँक
सारस्वत को-ऑपरेटिव्ह बँक लि.
(सहकारी बँक)
वसुली विभाग : ७७-सी, समाधान बिल्डिंग, २रा मजला, सेनापती बापट मार्ग (तुलसी पाईप रोड), दादर (पश्चिम), मुंबई-४०० ०२८.
दूरध्वनी क्र. : +९१ २२ ४२२२ १२०३ / ०४ / ०६

तारण मत्तेश्या विक्रीकडच्या ई-लिलाव विक्री सूचना

(लिलाव विक्री / बोली फक्त वेबसाईट https://sarfaesi.auctiontiger.net मार्फत करण्यात येईल)
दि सिक्विटिडायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सियल अँडिटेड अँड एम्फोर्समेंट ऑफ सिक्विटिडि इंटरस्ट (सरफेसी) अँक्ट, २००२ सहायचा सिक्विटिडि इंटरस्ट (एम्फोर्समेंट) रूलस, २००२ च्या नियम ८ (६) अंतर्गत स्थावर मत्तेश्यात विक्रीकरीता ई-लिलाव विक्री सूचना सर्वसामान्य जनता आणि विशेषतः कर्जदार, हमीदार, गहाणदार यांना याद्वारे सूचना देण्यात येते की, खालील वर्णिलेली स्थावर मिळकत तारण धनको म्हणून सारस्वत को-ऑपरेटिव्ह बँक लि.कडे गहाण / प्रमात्रित आहे, जिचा प्रत्यक्ष कब्जा सारस्वत को-ऑपरेटिव्ह बँक लि.च्या प्राधिकृत अधिकार्याची घेतला आहे, सदर तारण मत्ता 'जे आहे असे आहे तत्त्वाने, जे आहे जसे आहे तत्त्वाने आणि जे काही आहे तेथे आहे तत्त्वाने' विकण्यात येणार आहे.

वेळच्या थकावकीच्या वसुलीकरिता खालील नमूद बाबतीत प्रभाषित मत्तेश्या ई-लिलाव (सिक्विटिडायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सियल अँडिटेड अँड एम्फोर्समेंट ऑफ सिक्विटिडि इंटरस्ट (सरफेसी) अँक्ट, २००२ अंतर्गत) खालील नमूद अटी आणि शर्तीनुसार करण्यात येणार आहे.

Table with 5 columns: क्र. कर्जदार, सहकर्जदार, ए. सूचनेची तारीख, विक्रीकरिताच्या मत्तेश्या वर्णन, I तारीखी किंमत, II इ. अ. र., III येथील वर्णनामोली रक्कम, मिरचकामी तारीख / वेळ, इ. अ. र. व केवळसी सादर करण्याची अंतिम तारीख / वेळ, ई-लिलाव मधील तारीख व वेळ. Entry 1: कर्जदार: जे. जैना टेक्स्टाईल्स, प्रस्थापक, ३०.०९.२०१९ रोजीची, जैना कन्व्हेंशनाल, १४२,०५,७९६.६४ रोजीची, हमीदार: श्री. अण्णरवाल, सह व्यावृत्ती, पुढील व्याज.*

* प्रदानाच्या आणि किंवा वसुलीच्या तारखेपर्यंत उपजित पुढील प्रयोगे असे व्याज, अनुषंगिक खर्च, परियव्य, आकार इ. राहिल.
** यशस्वी बोलीदारांनी पुढील कामाकाजा दिवसाआगी २५% अंतिम बिलित अटी / शर्ती आणि त्यांच्या लिखित सुधारणांनुसार पुढील व्याज, परियव्य आणि खर्चासह येथील वरील नमूद थकावकी चुकती करून त्यांची इच्छा असल्यास तारण मत्ता विमोचित करण्याच्या सल्ल्यासह वरील उल्लेखित तारीख आणि वेळ लिलाव / विक्री करण्याबाबत त्यांना कळविण्यासाठी सिक्विटिडि इंटरस्ट (एम्फोर्समेंट), रूलस २००२ च्या नियम ८ आणि ९ आणि सिक्विटिडायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सियल अँडिटेड अँड एम्फोर्समेंट ऑफ सिक्विटिडि इंटरस्ट अँक्ट, २००२ च्या तरतुदीच्या अंतर्गत वरील सर्व खाब्यांचे कर्जदार / गहाणदार / हमीदार यांना ३० (तीस) दिवसांची आवश्यक सूचना सुद्धा आहे. प्रदानात कसूर केल्यास तारण मत्ता प्राधिकृत अधिकारी / तारण धनकोच्या निर्देशाने सिक्विटिडि इंटरस्ट (एम्फोर्समेंट) रूलस, २००२ अंतर्गत बिलित नुसार कोणत्याही माध्यमांमार्फत विकण्यात येईल.

सहकारी/प्राधिकृत अधिकारी
सारस्वत को-ऑपरेटिव्ह बँक लि.
(टीप : रचैर भाषांतर तपावत आढळल्यास मूळ इंग्रजी घ्राहा)

State Bank of India
"जसे आहे तेथे आहे आणि" "जसे आहे तेथे आहे"
"जसे आहे तेथे आहे आणि" "जसे आहे तेथे आहे" आधार वाहनांचा.
दिल अँड स्टॅट्युटरी प्रोव्हीसन्स सेंटर, नव मजला, एमटीएल इमारत, देवीदास रोड, बॉम्बे (पूर्व), मुंबई - ४००१०३.

कर्ज वसुली न्यायाधिकरण - II मुंबई समक्ष, एमटीएल इमारत, ३ रा मजला, रूड्ड रोड, अपोलो बँडर, कुलाबा मार्केट, कुलाबा, मुंबई-४०० ००५
मूळ अं. क्र. ३५८ सन २०१८
सप्तम परि. १२ ...अर्जदार ...प्रतिवादी श्रीम. नीलम सिंग आणि अन्य
ज्याअर्थी, नागरद न्यायाधिकरणाने कुणाबंद होऊन क्र. १९,५८,३२५/- च्या कर्जाच्या वसुलीसाठी तुम्हाकडून दाखल केलेल्या अर्जाच्या (ओए) कलम १९(४) अंतर्गत सदर अर्जावर सम्यु/सूचना जारी केली. (जोडलेल्या दस्तावेजांच्या प्रतीसह अर्ज.)

PUBLIC NOTICE
Notice is hereby given that the Share Certificates of ITC AGRO-TECH LIMITED. Regd. Office: 31, Sarojinidevi Road, Secunderabad - 500003 Telengana. has / have been lost / misplaced / destroyed and advertisers has applied to the company for issue of duplicates shares certificates in lieu thereof.
Share Holder's Name, Kind of Shares and face value, Folio No., Certificate No., Distinctive Nos. From To, No. of Shares.

प्रबंधक, डीआरटी-II, मुंबई
सर्व प्रतिवादींचे नाव आणि पत्ता
प्रतिवादी क्र. १: श्री. नीलम प्रदीप सिंग, फ्लॅट क्र. ३०३, ३ रा मजला, भुमिक स्टॉन, इमारत क्र. बी/४, उमाय कॉन्प्लेक्स, फेडर २, साई बाबा मंदीर जवळ, गणेश मंदीर रोड, टिटावाडा (पूर्व), जिल्हा ठाणे, पिन ४२१ २०२ आणि तसेच ज्यांचा पत्ता येथे २/५, शिवा पार्वती निवास, तुकाराम नगर, उमेश नगर, डोंडिवली (पश्चिम), जिल्हा ठाणे, पिन ४२१ २०२
प्रतिवादी क्र. २: श्री. प्रदीप प्रदीप सिंग, फ्लॅट क्र. ३०३, ३ रा मजला, भुमिक स्टॉन, इमारत क्र. बी/४, उमाय कॉन्प्लेक्स, फेडर २, साई बाबा मंदीर जवळ, गणेश मंदीर रोड, टिटावाडा (पूर्व), जिल्हा ठाणे, पिन ४२१ २०२ आणि तसेच ज्यांचा पत्ता येथे २/५, शिवा पार्वती निवास, तुकाराम नगर, उमेश नगर, डोंडिवली (पश्चिम), जिल्हा ठाणे, पिन ४२१ २०२

जाहीर सूचना

श्रीमती विद्या मिलिंद संभू रेळे ब्लॉक ई, व्हाइसरॉय कोर्ट को. ऑप. हाऊसिंग सोसायटी लि. च्या सदस्य ज्यांचा पत्ता येथे फ्लॅट क्र. २/बी, २रा मजला, ब्लॉक ई, व्हाइसरॉय कोर्ट को. ऑप. हाऊसिंग सोसायटी लि., ठाकूर गाव, कांठिवली (पूर्व), मुंबई - ४००१०९, स्वर्गीय विद्या मिलिंद संभू रेळे यांचे २/११/२०२० रोजी त्यांचा मुलगा श्री. अमेय मिलिंद रेळे यांच्या कोणत्याही नामनिर्देशनाशिवाय निधन झाले. सोसायटी याद्वारे सोसायटीच्या भांडवल / मिळकतीमधील मयत सभासदाचे सदर शेअर्स आणि हितसंबंधाचे हस्तांतर होण्यास वारस किंवा अन्य दावेदारी / आक्षेप घेणारे यांच्याकडून काही दावे आणि आक्षेप असल्यास ते सदर सूचनेच्या प्रसिध्दीपासून १५ दिवसात सोसायटीच्या उपविधीतर्गत दिलेल्या तरतुदीनुसार सोसायटीच्या भांडवल / मिळकतीमधील मयत सभासदाच्या शेअर्स व हितसंबंधांच्या हस्तांतरणासाठी त्यांच्या / तिच्या / त्यांच्या दाव्या / आक्षेपांच्या पुष्ट्याच अशी कागदपत्रे आणि इतर पुराव्यांच्या प्रतीसह मागवित आहे. जर, सोसायटीच्या भांडवल / मिळकतीमधील मयत सभासदाच्या शेअर्स आणि हितसंबंधांच्या हस्तांतरणास काही दावे / आक्षेप सोसायटीने प्राप्त केले तर, सोसायटीच्या उपविधीतील तरतुदीनुसार त्यावर सोसायटी कार्यवाही करेल. सोसायटीच्या नोंदणीकृत उपविधीची प्रत दावेदार / आक्षेपक द्वारे निरीक्षणासाठी सोसायटीचे कार्यालय / सोसायटीचे सचिव यांचेकडे स. १०.०० ते सायं. ६.०० वा. दरम्यान सदर सूचना प्रसिध्दीच्या तारखेपासून कालावधी तिच्या समाप्तीच्या तारखेपर्यंत उपलब्ध आहे.

दिनांक : ०६.०८.२०२३ दिनेश शिंदे वकील, मुंबई च्या न्यायालय

...continued from previous page

- Paragraph 4.1.13: There are no directions subsisting or proceedings pending against the Acquirer and the directors of the Acquirer by SEBI or Stock Exchanges.
Paragraph 5.13: No acquisitions have been made by the promoter/ promoter group of the Target Company in the Target Company, either during the financial year in which the Public Announcement has been made or in any financial years since the date of listing of the equity shares of the Target Company on the Stock Exchanges on July 30, 2018.
The following disclosures have been included in relation to the Target Company and the promoter and promoter group of the Target Company:
Paragraph 5.14: A show cause notice dated July 20, 2023 has been issued by SEBI to the Target Company for an alleged violation of Regulation 26(6) of SEBI (LODR) Regulations.
Paragraph 5.15: Regulation 31(4) of the SEBI (SAST) Regulations requires disclosures to be made, on a yearly basis, by promoters of a target company along with persons acting in concert, with respect to encumbrances, direct or indirect, other than those already disclosed during the financial year.
The LOF has been updated to include the updated share capital structure of the Acquirer as of July 21, 2023 and the updated share capital structure of the Target Company as of the date of the LOF.
The LOF has been updated to include an updated quarterly compliance report on corporate governance as of June 30, 2023 submitted by the Acquirer.
Material updates to the LOF
7.1 Material update regarding the listing and trading approval for the 50,000 Equity Shares
Statutory and other approvals: As disclosed in the LOF, the Underlying Transaction and the Open Offer are subject to receipt of the CCI Approval and the Shareholder Approval.
Revised Schedule of Major Activities: The revised schedule of major activities pertaining to the Offer is set out below:
Original Schedule of Activities' (as per DLOF), Revised Schedule of Activities

* The original schedule of activities was indicative (prepared on the basis of timelines provided under the SEBI (SAST) Regulations).
* Identified Date is only for the purpose of determining the names of the Public Shareholders as on such date to whom the Letter of Offer will be sent.
10. Other Information:
10.1. In relation to the disclosures relating to the Target Company and the Sellers, the Acquirer has relied on the information provided by the Target Company and the Sellers or as available in public domain and has not independently verified the accuracy of details of the Target Company or the Seller.
10.2. All references to "Rs." or "INR" are referential to the Indian Rupee(s).
11. This Pre-Offer Advertisement cum Corrigendum would also be available on SEBI's website at www.sebi.gov.in.

ISSUED ON BEHALF OF THE ACQUIRER BY MANAGER TO THE OPEN OFFER
MANAGER TO THE OPEN OFFER
AXIS CAPITAL
1st Floor, Axis House, C-2 Wadia International Centre, P. B. Marg, Worli, Mumbai - 400 025, Maharashtra, India
Tel: +91 22 4325 2183 Fax: +91 22 4325 3000
E-mail: tcol.openoffer@axiscap.in
REGISTRAR TO THE OPEN OFFER
LINKIntime
Link Intime Private Limited
C 101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai - 400083, Maharashtra, India
Tel: +91 810 811 4949; Fax: +91 22 4918 6195
E-mail: tns.openoffer@linkintime.co.in; Contact Person: Mr. Sumeet Deshpande
Website: www.linkintime.co.in; SEBI Registration No.: INR000004058
CIN: U67190MH1999PT118368
Place: Mumbai Date: August 5, 2023

Engineer booked for cheating businessman of ₹20 lakh

Nagpur: An engineer has been booked for allegedly cheating a businessman of ₹20 lakh by promising him a Rajasthan government contract, the police said. Deepak Amkar approached Abhijeet Ballewar, whose firm supplies

furniture and computer parts, in January. "He told Ballewar they could bid for Rajasthan government tenders jointly. After Ballewar transferred ₹20 lakh into Amkar's account, the latter sent him fake documents," said the police.

Snakebite: Boy dies of lack of treatment

ABHITASH SINGH / THANE

An 8-year-old boy bitten by a snake died after he allegedly could not get timely treatment in a remote village of Shahapur in Thane district on Sunday. The boy, a second-standard student, has been identified as Omkar Bhawar, a resident of Bhawarpady in the Vandre area.

The victim's father Dinesh Bhawar said his son returned home from school on Saturday afternoon and went to play with his friends. As Omkar returned home, he slept without eating. In the middle of the night, he complained of stomach pain.

"I took him to the primary health centre in Tsuli, which is 2.5km away. On the way, it was very difficult to ride through muddy roads. However, as we reached facing all these difficulties, we found the centre closed, said the victim's father Bhawar.

Bhawar said he rushed to another health centre in Aghai, which is 13km away. However, as they reached, the foam started coming out of the victim's mouth. Doctors examined him and he was referred to Shahapur sub-district hospital in an ambulance. Later at 6am, Omkar was declared dead.

Recovery efforts 'obligation' of creditors, says Edelweiss

Acknowledging that its top honchos have been named in the FIR, company insists that it did not put any 'undue pressure' on Desai

FPJ NEWS SERVICE / MUMBAI

Edelweiss Group on Sunday once again defended itself from criticism in the Nitin Desai suicide case, saying that mounting recovery efforts from defaulters is not just a right, but an obligation of creditors.

Acknowledging that its Chairman and Managing Director, Rashesh Shah, has been named along with four others in the first information report (FIR) in connection with the art director's suicide, Edelweiss Financial Services maintained that it did not put any "undue pressure" on Desai.

Desai, whose company had defaulted on a Rs252 crore debt and had failed in securing any relief from the bankruptcy courts against insolvency proceedings, is alleged to have committed suicide last week. He was found dead at his studio in Karjat.

The Edelweiss statement said group companies ECL Finance, which had first ex-



Group defends itself from criticism of mounting recovery efforts from defaulters obligation of creditors of Rashesh Shah, four others named in FIR

- Edelweiss says no 'undue pressure' on Desai
- Desai's company defaulted on Rs252 crore debt
- Failed in securing relief from bankruptcy courts
- Desai found dead at his studio in Karjat
- Interest rate charged by ECL Finance as per prevailing market rates
- Loans of Rs185 crore given to ND's Art World Pvt Ltd in 2016, 2018

"At no time was there any undue pressure being put on the borrower for recovery," it added.

Reiterating that the interest rate charged by ECL Finance was as per prevailing market rates, the statement from the listed entity pointed out to the sequence of events with the borrower.

Loans of Rs185 crore were

given to ND's Art World Pvt Ltd in 2016 and 2018 towards capital expenditure for the theme park and partly for repayment of existing debt, general corporate purposes and working capital needs, it said.

"In view of this recent development [the FIR] and the media articles, we would like to place on record the following facts, which will establish that there was no wrongdoing of any nature," the statement said.

Deputy Chief Minister Devendra Fadnis last Thursday told the assembly that investigators will probe whether Desai was charged high interest for the loan and if he was under mental stress.

Edelweiss reiterated that it was deeply saddened by the events and would cooperate fully with the investigating authorities. "We also hope that the [investigation] process will help everybody find closure on this tragic event," it said.

Woman strangles drunk husband to death in Thane

THANE / PTI

A 38-year-old woman has been arrested for allegedly killing her husband by beating him up and strangling him while he was in an inebriated state at a village in Thane district, police said on Sunday.

The police on Saturday arrested the accused, Pranita Pravin More, for the killing that took place on August 3 in Baneli village of Titwala town. The victim, Pravin More, 49, was found dead in his house on August 3 and his body was sent for post-mortem, the police said.

While a case of accidental death was registered at the time, investigations revealed that the man had not died of natural causes, but was strangled. Based on a complaint by the victim's son, a case under Section 302 (murder) of the Indian Penal Code was registered against the accused and she was arrested, he said.

The victim was an alcoholic and often quarrelled with the accused. On the day of the incident, the man was in an inebriated state when the accused punched him and attacked him with a hard object before strangling him, the official said.

Boat capsizes off Versova coast; fisherman dead

One fisherman manages to swim ashore; search is underway for the third one

SHEFALI PARAB-PANDIT MUMBAI

A boat carrying three fishermen overturned in the Arabian Sea off the Versova Coast on Saturday night. While one of them swam safely ashore, the other two went missing.

Lifeguards recovered the body of one of the missing at Juhu on Sunday evening. The search for the last person is still underway.

As per information received from the BMC, three people went to the sea for fishing from Devachiwadi in the Versova area between 8pm and 9pm on Saturday. Their boat overturned in the rough waters about two to three kilometres from the shore. The incident came to light when one of them, identified as Vijay Bamania (35) swam ashore and saved his life. After receiving an alert from local people, the police started search operations along with the fire brigade, navy, lifeguards and local fishermen.

The search teams used ring buoys, rope and a hook anchor while the navy tried to trace the missing persons by helicopter. "We had to stop the search operation due to high tide at 1pm. Meanwhile, the lifeguard and the police had recovered the body of one of the missing fishermen, identified as



Relative of the deceased, Vijay Goel, 45, shows his photograph

Drowning cases this monsoon

June 9: Four boys aged between 12 and 16 drown at Juhu beach.

July 9: 27-year-old woman who had come to Bandstand at Bandra with her family falls into the sea while clicking a selfie

July 12: Three boys aged between 12 and 13 drown at Marve Beach in Malad

Vijay Goel, 45, on the seashore at Juhu. The search operation is underway for Usmani Bhandari (22), who is still missing," said a fire official.



A search operation was launched after the boat capsized - VIJAY GOHEL

Banker, 25, loses ₹13L in 'online task job' fraud

FPJ NEWS SERVICE MUMBAI

A 25-year-old man who works as a senior consultant with a bank lost Rs13.40 lakh in a prepaid online task fraud.

According to the police, on June 30, the victim had received a WhatsApp message from an unknown number, who claimed to be an HR of a company offering a job of online reviews. The victim agreed after which he was added to a Telegram group.

Initially, the victim completed online tasks and was also paid for the same. Later,

he was informed that he would have to pay a deposit in advance to participate in the tasks. The victim agreed.

From July 31 till August 02, the victim deposited a total of Rs13.40 lakh in different bank accounts on the instructions of the fraudsters to participate in the tasks. When he asked for returns, the fraudsters told him to pay Rs6-8 lakh more.

Realising that he has been duped, the victim approached the police and a case was registered under sections of the Indian Penal Code and the Information Technology Act.

Child artist's mother gets bail in fraud case

Pooja Bhoir is accused of duping her kid's fan of ₹15 lakh on pretext of huge returns

URVI MAHAJANI

A sessions court has granted bail to the mother of a child artist who was arrested for allegedly duping her kid's fan of Rs15 lakh under the pretext of huge returns on investment.

The sessions judge granted bail to Pooja Bhoir observing that the charge sheet has been filed and the trial will take a long time to conclude. The judge also noted that "no purpose would be served by keeping her behind the bars for an indefinite period of time".

The victim, Neha Pakti, came in contact with the ac-

cused through social media and invested some amount in an investment scheme.

Bhoir's advocate Sunil Pandey argued that she was falsely implicated in the case and that a civil dispute was being given the colour of a criminal dispute. Also, it was a business transaction and Bhoir gave money from time to time, argued Pandey.

Pandey submitted that the provisions of the Maharashtra Protection of Interest of Depositors (MPID) Act was not applicable in the case. Also, there was no inducement.

The prosecutor informed

the court that they have seized two vehicles, cash and demat account totalling to Rs6.7 crore and the charge sheet has been filed, which in itself is a substantial change in circumstance.

Bhoir has been in jail since her arrest on February 15, 2023.

The sessions court granted her bail on furnishing a personal bond of Rs3 lakh.

According to the prosecution, a complaint was filed by one Mayuresh Patki stating that his wife Neha is a fan of Pooja's daughter and child artist Saisha Bhoir. They came in contact through so-

cial media in 2022. Both the women developed camaraderie and started talking on calls.

Bhoir reportedly told Neha that she has an investment business and the latter could invest in it to earn 10.10% profit every week. Neha readily agreed and invested Rs6 lakh followed by another transaction of Rs9 lakh later in December 2022.

A month later, Bhoir transferred Rs42,420 profit to Neha's bank and sometime later gave Rs70,700. However, the problem started in March when the cheques given by Bhoir were dishonoured.

Mangroves under attack from debris mafia in Mira-Bhayandar

SURESH GOLANI MIRA-BHAYANDAR

The unregulated dumping of construction debris by the local mafia has sounded the death knell for lush mangrove belts in Mira Road exposing the glaring insensitivity and apathy shown by the authorities towards protection and preservation of green cover.

Residents had posted photos on social media platforms showing truckloads of debris being dumped to reclaim pristine stretches of mangrove land behind Neminath Heights tower in the Hatkesh area of Mira Road on Sunday. After burying the mangrove



Brazen illegalities have alarmed local environmentalists; revenue department assures action

shrubs, the mafia had also brazenly started levelling the land, consequently posing a serious threat to the

fragile eco-system and also increasing the risk of flooding during the rainy season.

The brazen illegalities have alarmed the local environmentalists who fear that if such activities continue it will be too late to protect the natural defence barriers.

"The manner in which waste is being dumped here will completely wipe out the mangrove cover resulting in massive flooding of the areas in future.

"I have informed the civic administration, police and the revenue department who shoulder the responsibility of keeping a tab and stopping such illegal activities," said environmentalist Dhiraj Parab.

'Ensure roads are pothole free before Sept 19'

ABHITASH SINGH / THANE

The Kalyan-Dombivali Municipal Corporation (KDMC) chief Bhausaheb Dangle on Sunday directed officials and contractors to ensure roads in the region are pothole-free before Ganesh festivities.

The festival will be celebrated on September 19 and Anant Chaturdashi on September 28.

After inspecting the roads, Dangle said, "We will be imposing fines on both the officials and contractors if the work is found to be deficient. As rains have damaged roads, the contractors have been asked to use tar, cold mix and paver blocks for the work."

Citizens protest against poor road conditions

Only 30% of work has been completed on the highway from Majiwada to Vadape

ABHITASH SINGH / THANE

Citizens of Thane protested against the Maharashtra State Road Development Corporation Limited (MSRDC) authority in Kharegaon against the bad condition of roads.

The protest, led by social activists, took place on August 4 and stressed upon the condition of National Highway No. 3 from Majiwada to

Vadape.

The protesters carrying images of potholes threatened agitation if the work was not taken up in the next seven days. A memorandum was handed over to the MSRDC officials.

Social activist Swapnil Mahindrakar said, "The construction of a 23.5km eight-lane road was approved in 2018. However, the work has not been completed in the last

five years. Currently, only 30% of the work has been completed and there are signs that it will take two more years to complete the work. Rs1182 crore fund was approved for the work and the cost of the project is also likely to increase as the duration increases. The widening work of two bridges Saket and Kharegaon is coming up on this highway and the work of both bridges has been

stalled for 5 years. Due to this, the citizens face traffic jams on a daily basis."

Mahindrakar added, "There are potholes in Kharegaon, Mankoli, Pipalner, Vadpe Naka, Yevlinka, and Swagat Bar areas. Another activist, Ravindra More, said, "Due to the bad codification the accidents happen frequently and authorities are ignoring the project."

'Bandra-Worli best location for luxury hsg'

THE FPJ FACE TO FACE

Abhishek Kiran Gupta, Chief Executive and co-founder, real estate analytics platform CRE Matrix & IndexTap, talks to FPJ's Ateeq Shaikh about Mumbai Metropolitan Region's real estate sector.

So far, there has been a year-on-year decline in sales. How is the Mumbai market looking?

Starting from 2016 up to the Covid outbreak, Mumbai city sold apartments worth Rs75,000 crore, which is an average accepted number. In the first half of 2023 (January to June) alone, Mumbai sold Rs75,000 crore, what it used to sell in an entire typical year. What you are saying is comparing the numbers with 2022 data. Of course, there is not a big decline if 2023's comparison is drawn with the year last. During post-Covid period of 2021 and 2022, people purchased properties due to varying factors like low interest rate, stamp duty cut, etc. It was a golden period for developers. Having said that, 2023 is looking like a slight decline of 6.5%. For me, it's not a decline at all. If you look at the long-term average, the sales have doubled in terms of market size.

But, single-digit degrowth in numbers has been there for a few months now.

Which I think is very healthy. The way people were buying houses, developers will start demanding for a 10% price hike every quarter, if not every year.

Are you anticipating further hikes?

It's already there. In south Mumbai, prices have escalated drastically. At one of the luxury projects in Worli, the developer increased the price by 50% after receiving the occupation certificate.

Such projects are for the Who's Who. What about the salaried class?

Prices have gone up even in that section. It's a simple economics of demand-supply. For the developer, it is a simple formula. Once 50% of the inventory is sold out, they will increase the price for every subsequent 10% of sales. The developer does not make money in the initial 50% of the sales. He is selling the first half of the inventory at possibly 10% of the margin. The real money comes at the last 20-40% of the sales.

Yet developers aren't happy. Developers will continue to cry for several reasons. First,



Abhishek Kiran Gupta

they get butchered by the authorities; they have to keep approaching over 40 departments for approvals. Then, there are channel partners and homebuyers. The kind of negotiations people expect them to do is quite irritating. Even if I buy a home, I would have done the same thing to try to get the best value I can. If the developers don't cry, no one will take them seriously.

From a data point of view, how do you see the affordable housing market in MMR?

If you see Thane, Navi Mumbai, Raigad and Palghar, the entire region has grown. Thane used to do sales worth Rs40,000 crore a year. Now it has minted Rs28,000 crore in just six months. So it has done

very well, but not as much as Greater Mumbai. One of the reasons for this gap is that the starting price of apartments in Mumbai is Rs2 crore while it's Rs60 lakh in Thane. Similarly, Palghar and Raigad used to do up to Rs7,000 crore worth of sales. The figure has risen only by 10-15%, but it's not a bad number. With connectivity improving in MMR, it is helping people to commute and stay at these places.

Which are the emerging micro-markets in MMR?

Within Greater Mumbai limits, the stretch between Worli and Bandra is the best location for anything to do with luxury housing. This is because Bandra-Kurla Complex and Lower Parel are nearby, and have a lot of offices. The areas between these will see a lot of development.

In the mid-segment, Kandivali to Dahisar belt continues to be a preferred location due to its proximity to the Sanjay Gandhi National Park and the coastal belt.

If you go further for the affordable segment, the Panvel section will do better as compared to the Vasai-Virar section. Because you have got the biggest sea port while the international airport and Mumbai Trans Harbour Link are on the anvil.

AMBIT Finvest Pragati ke partner

AMBIT FINVEST PRIVATE LIMITED

Corporate Identity Number: U65999MH2006PTC163257
Reg. Office: Ambit House, 449, Senapati Bapat Marg, Lower Parel, Mumbai - 400013
Email: aapl.compliance@ambit.co Website: https://invest.ambit.co/

EXTRACT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2023

(Amount in ₹ lakhs)

Particulars	STANDALONE			
	Quarter ended		Year ended	
	30 th June 2023	31 st March 2023	30 th June 2022	31 st March 2023
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
1 Total Income from Operations	11,536.14	11,154.99	6,826.62	34,955.09
2 Net Profit for the period (before Tax, Exceptional and/or Extraordinary items)	511.41	599.06	1,117.35	3,586.72
3 Net Profit for the period before tax (after Exceptional and/or Extraordinary items)	511.41	599.06	1,117.35	3,586.72
4 Net Profit for the period after tax (after Exceptional and/or Extraordinary items)	380.38	1,086.53	830.83	3,307.32
5 Total Comprehensive Income for the period (Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax))	384.12	1,120.36	826.42	3,330.40
6 Paid up Equity Share Capital (Face value of ₹ 10/-)	-	-	-	1,809.72
7 Reserves (excluding Revaluation Reserve)	-	-	-	17,247.61
8 Securities Premium Account	-	-	-	51,245.79
9 Net worth	-	-	-	70,303.12
10 Paid up Debt Capital / Outstanding Debt	-	-	-	-
11 Outstanding Redeemable Preference Shares	-	-	-	-
12 Debt Equity Ratio	-	-	-	2.55
13 Earnings Per Equity Share (of face value of ₹ 10/- each) (for continuing and discontinued operations) -				
1 Basic: ₹ *	2.10	6.01	4.59	18.28
2 Diluted: ₹ *	2.10	6.00	4.58	18.24
14 Capital Redemption Reserve	-	-	-	-
15 Debenture Redemption Reserve	-	-	-	-
16 Debt Service Coverage Ratio	NA	NA	NA	NA
17 Interest Service Coverage Ratio	NA	NA	NA	NA

*Not annualised

Notes:

a. The above is an extract of the detailed format of quarterly standalone financial results filed with the Stock Exchanges under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the quarter ended standalone financial results are available on the website of BSE Limited (www.bseindia.com) and the Company viz. https://invest.ambit.co/.

b. For the items referred in sub-clauses (a), (b), (d) and (e) of the Regulation 52 (4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015, the pertinent disclosures have been made to BSE Limited and can be accessed on the URL (www.bseindia.com).

Place: Mumbai
Date: 04th August, 2023

For Ambit Finvest Private Limited
Sanjay Dhoka
Whole Time Director, COO & CFO