

Date: 11th September, 2025

To,
BSE Limited
Corporate Services Department,
Dalal Street, Fort
Mumbai – 400001

Ref: Scrip ID: - **VISAGAR** Scrip Code: - **531025**

Sub.: Newspaper Clipping with respect to the Notice convening 32nd Annual General Meeting of the Company through Video Conferencing / Other Audio-Visual Means, voting through electronic means and closure of Register of Members and Share Transfer Books.

In compliance with the requirements of Section 91 and Section 108 of the Companies Act, 2013 read with Rule 10 and Rule 20 of the Companies (Management and Administration) Rules, 2014, Circular No. 17/2020 dated April 13, 2020, Circular No. 02/21 dated January 13, 2021 and Circular No. 02/2022 dated May 13, 2022 issued by Ministry of Corporate Affairs and Secretarial Standard on General Meetings, please find enclosed the newspaper clippings of publication made in Active Times (English Daily) and Mumbai Lakshdeep (Marathi Newspaper), inter-alia informing the following:

1. 32nd Annual General Meeting of the Members of the Company scheduled to be held on Tuesday, 30th September, 2025 at 01.00 p.m. at “Vyanjan Banquet Hall” 46, First Floor, Oshiwara Link Plaza, Next to Oshiwara Police Station, Near Maheshwari Bhawan, Above “Vyanjan” Sweets, Link Road, Extn, Andheri (West), Mumbai-400102; and
2. Manner in which Members can cast their vote on resolutions proposed in the notice convening the AGM through remote e-voting; and
3. Notice of closure of Register of Members and Share Transfer Books for the purpose of AGM.

Kindly take the same on your record and acknowledge receipt of the same.

Thanking You
Yours Faithfully

For Visagar Financial Services Limited

Tilokchand Kothari
Director
DIN: 00413627

VISAGAR FINANCIAL SERVICES LIMITED

907-908, Dev Plaza, 9th Floor, Opp. Andheri Fire Station, S V Road, Andheri - West, Mumbai-400058,
Maharashtra, Telephone No.: 022 67424815 Email ID: info@visagar.com Website: vfsl.visagar.com
CIN: L99999MH1994PLC076858

PUBLIC NOTICE

Notice is hereby given that my client Mr. Narendra Pundalik Bhagat has lost/ misplaced his Original copy of Agreement for sale dated 15th April 2005, executed and registered between M/s. B. R. Developers, and Mr. Sosa Bhagwan Jetha in respect of his ownership Flat No. A/201, Second Floor, Shalibhadra Apt. Building No. 2 CHS Ltd., Sri Prastha Complex, Survey No. 267, Hissa No. 1 & 2, Village Nilemore, Nallasopara - West Taluka Vasai, District Palghar bearing registration Serial No. Vasai 3 - 3055 - 2005 dated 19/04/2005. My client has registered a complaint at concerned Nallasopara Police Station bearing register id: 15753/2025 dated 09/09/2025. If any person finds the said Original Agreement the same shall be returned to the undersigned person and if any person /Bank/financial institution, having any claim, right, title or interest against the said Original Agreement or against the said Flat by way of sale, gift, lease, tenancy, mortgage, lien, charge, trust, license, exchange, partition, inheritance, maintenance, easement, agreement or otherwise howsoever are hereby required to make the same known in writing with documentary evidence to the undersigned person within 14 days from the date of publication hereof. Thereafter no claim shall be entertained and claim if any shall be considered as waived.

Date: 10/09/2025.
Sd/-
Mrs. Nutan P. Pawar, Advocate,
9, Kalpana Complex, Station Road,
Panchal Nagar, Nallasopara -
West, District Palghar 401203.

PUBLIC NOTICE

Notice is hereby given that Mr. Peter Stephen Alvares (hereinafter referred to as "the said Deceased"), was the absolute joint-owner, holding 50% undivided share, right, title and interest in respect of a residential premises bearing Flat No. 2610/B Wing, measuring 36.33 sq. mtrs. (391 sq. ft.) Rera Carpet area i.e. equivalent to 36.33 sq. mtrs. Rera Built-up area on the 26th Floor in the building known as **34 Park Estate**, situated at Yashwant Nagar, Goregaon (West), Mumbai - 400 104, (hereinafter referred to as "the said Flat") alongwith **One Car Parking Slot** (hereinafter referred to as "the said Car Parking Space"). For the sake of brevity the said Flat and the said Car Parking space shall hereinafter be collectively referred to as "the said Property". Whereas the said Deceased, expired on 11-05-2025, at Mumbai, died intestate, leaving behind him 1) Smt. Selin Peter Alvares (Widow) & 2) Mrs. Jacintha Thomas Parampogil nee Jacintha Peter Alvares (Married Daughter) & 3) Mr. Justin Peter Alvares (Son) as his only heirs, legal representatives according to the Law of Succession, in respect of the said Property. And whereas now the said Mrs. Jacintha Thomas Parampogil nee Jacintha Peter Alvares & Mr. Justin Peter Alvares, have released, relinquished and transferred all their respective inherited undivided share, right, title and interest in respect of the said Property vide registered Release Deed, dated 26-06-2025, bearing Doc. No. MUM20-14900-2025, dated 12-08-2025, in favor of their Mother Smt. Selin Peter Alvares, making her the absolute joint-owner, holding 50% undivided share, right, title and interest in respect of the said Property.

And Whereas now Mr. Justin Peter Alvares & Smt. Selin Peter Alvares are absolutely seized and sufficiently entitled to as the absolute owners in respect of the said Property.

All person/s, Banks, Financial Institutions having any claim against into or upon the said Property or any part thereof by way of inheritance, possession, sale, contract, exchange, lease, tenancy, mortgage, charge, gift, trust, lease, promissory note or otherwise whatsoever nature are hereby required to make the same known in writing with evidential proof to the undersigned address given below within a period of 7 (Seven) days from the date hereof, failing which it shall be presumed that there are no claims whatsoever and/or claims, if any, shall be deemed to be waived.

Dated this 10th day of September, 2025
Sd/-
Adv. MEHUL S. THAKKAR
Bombay High Court
Office Add: Shop No. 5, Bunglow Plot No. 303-231, Opp. Cluster Plot No. 532, Nr Oxford School, Sector 5, Charkop, Kandivali (W), Mumbai-400 067

PUBLIC NOTICE

This is to bring to the knowledge of general public at large on behalf of my client i.e. **SMT. SHILPA KIRIT SHAH** that the then Purchasers i.e. (1) **MR. KIRIT D. SHAH** 2) **MRS. SHILPA K. SHAH** had purchased Flat No. 201 on Second Floor, in 'A'- Wing, in the Building known as "GOKUL AANGAN (Building No. 7) C.H.S. LTD.", in "Krishtna Township", situated at Ambadi Road, Village Diwanman, Vasai (W), Taluka Vasai, District Palghar - 401202 at the then Builders i.e. **M/S. SURYODAY BUILDERS** by an Agreement for Sale Dated 11/02/1994 which was duly registered in the office of the Sub-Registrar Vasai 1, bearing Registration No. Chhapli 502 - 1994, Dated 11/02/1994. **MR. KIRIT D. SHAH** holds 50% share in the said Flat & **MRS. SHILPA K. SHAH** holds 50% share in the said Flat. **LATE MR. KIRIT D. SHAH** expired on 17/11/2020 leaving behind him (1) **SMT. SHILPA KIRIT SHAH - (Wife)**, (2) **MRS. ANJALI ASHISH MAVANI - (Daughter)**, (3) **MR. RITESH KIRIT SHAH - (Son)** & (4) **MR. KEVAL KIRIT SHAH - (Son)** as his legal heirs for the said Flat. **SMT. SHILPA KIRIT SHAH** had made application to the concerned society for transfer of 50% share of LATE MR. KIRIT D. SHAH in the said Flat to her name & **MRS. ANJALI ASHISH MAVANI, MR. RITESH KIRIT SHAH & MR. KEVAL KIRIT SHAH** have given no objection for the same. The concerned society had transferred the 50% share, right, title & interest of the said Flat in the name of **SMT. SHILPA KIRIT SHAH** and thereafter she became 100% lawful owner of the said Flat.

So it is hereby requested that if any claim or right, title or interest over above mentioned Flat shall raise objection at the address given below within 07 days from publish of this notice and if fails to do so no claim shall be entertained in future and necessary transaction shall be done in my client's name.

Sd/-
Adv. Nagesh J. Dube
"Dube House", Opp: Bishop House, Stella, Barampur, Vasai (W), Dist. Palghar - 401 202.
Place: Vasai Date: 10.09.2025

**SAMATA SAHAKARI BANK LTD**

Head office: Singh Sadan, A.S. Marg, Santacruz (west), Mumbai- 54. Phone: 9920271068/ 9076172256
Email: santacruz@samatbank.com

DEMAND NOTICE

The Authorised Officer of the Bank has issued Demand Notices as mentioned below in compliance of section 13(2) of SARFAESI Act, 2002 to the below mentioned borrower/guarantors/Mortgagors, demanding outstanding amount within 60days from the issue of the said notice, mentioned as per details. Hence this publication for notice to the following Borrower/Guarantors/Mortgagors.

Name of the Borrower & Loan A/c No	Name of Guarantors & Address	Date & Amount Outstanding as per Demand	Description of the Property Mortgaged
1) M/s Vijay & Sons. OD 7979 Partners : Mr. Vijaybahadur Singh Partners : Mr. Siddharth Singh	1) Mr. Vijay Bahadur Singh Room no. B/5, Joshivada, Bhagat lane, T.H. Kataria Marg, Matunga (west) Mumbai-400016 2) Mr. Siddharth Vijaybahadur Singh Room no. B/5, Joshivada, Bhagat lane, T.H. Kataria Marg, Matunga (west) Mumbai-400016 3) Mrs. Urmila Vijaybahadur Singh Room no. B/5, Joshivada, Bhagat lane, T.H. Kataria Marg, Matunga (west) Mumbai-400016	22/08/2025 & Rs. 83,85,785/-	Flat no. C/209, 2nd floor, Ekta Woods coop hsg soc ltd, Raheja Estates, Kulupwadi, Borivali (east), Mumbai-400066 admeasuring 803 sqfeet builtup area

Borrower/Guarantors/Mortgagors, are hereby informed that Authorised Officer of the Bank shall under the provisions of SARFAESI Act, take possession and subsequently auction the Mortgaged Property/Secured Assets as mentioned above if the Borrower/Guarantors do not pay the amount as mentioned above within 60 days from the date of publication of this notice. The Borrower/Guarantors/Mortgagors, are also prohibited under section 13(13) of SARFAESI Act to transfer by sale, lease or otherwise the said secured assets stated above without obtaining written consent of the bank. This public notice is to be treated as notice u/s. 13(2) of the SARFAESI Act, 2002. Borrower/Guarantors are advised to collect Original Notice issued u/s. 13(2) from the undersigned on any working day in case notice sent by Regd. Post is not received by them.

Date : 22/08/2025
Place : Mumbai.
Authorized Officer
SAMATA SAHAKARI BANK LTD.

**VISAGAR FINANCIAL SERVICES LIMITED**

CIN:L99999MH1994PLC076858
907/908, Dev Plaza, Opp. Andheri Fire Station, S.V. Road, Andheri (west), Mumbai-40058
Tele:91-022-67424815; http://www.vfsl.org Email - info@visagar.com

NOTICE OF 32nd ANNUAL GENERAL MEETING AND CLOSURE OF REGISTER OF MEMBERS AND SHARE TRANSFER BOOKS:

Notice is hereby given that the 32nd Annual General Meeting ("AGM") of Members of VISAGAR FINANCIAL SERVICES LIMITED ("the Company") shall be conducted on Monday, 30th September, 2025, at 01:00 p.m. at "VYANJAN BANQUET HALL" - 46, First Floor, Oshiwara Link Plaza, Next to Oshiwara Police Station, Near Maheshwari Bhawan, Above " Vyanjan" Sweets, Link Road, Extn, Andheri (West), Mumbai-400102, Maharashtra in compliance with all the applicable provisions of the Companies Act, ("the Act"), to transact the Business as set out in the AGM Notice.

The Company has engaged the services of National Securities Depository Limited ("NSDL") to provide the facility for remote e-voting.

In compliance with the MCA Circulars and the SEBI Circular, the AGM Notice along with the Annual Report of the Company for the financial year 2024-25 ("Annual Report"), has been sent only by electronic mode to all the Members whose email address(es) are registered with the Company/Depository Participants/Registrar and Transfer agent - M/s Adroit Corporate Services (P) Limited.

The Annual Report along with the Notice of AGM is also available on the Company's Website at www.vfsl.org and on the website of the Stock Exchange BSE Limited i.e. www.bseindia.com and on the website of NSDL at www.evoting.nsdl.com.

Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and India Administration) (Listing Rules), 2014, as amended from time to time, Regulation 44 of the Securities and Exchange Board of the Secretarial Obligations & Disclosure Requirements) Regulations, 2015, the MCA Circulars, the SEBI Circular and resolutions Standards on General Meetings issued by the. Institute of Company Secretaries of India, voting on the AGM as set out in the AGM Notice.

The remote e-voting period begins on **Saturday, September 27, 2025 (9:00 am IST) and end on Monday, 29th September, 2025 (5:00 pm IST)** and at the end of the remote e-voting period, the facility shall forthwith be blocked. During this period shareholders of the Company, holding shares either in physical form or in dematerialised form and whose name recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date i.e., **Tuesday, September 23, 2025**, shall be entitled to avail the facility of remote e-voting.

Members who have not registered their email address(es) or acquired shares after the dispatch of the Notice and holding of shares as on the cut-off date i.e., **Tuesday, September 23, 2025**, can refer the notes to the AGM Notice under "E-voting" to cast their vote through remote e-voting. Members of the Company who have not registered/updated their email address(es) are requested to get the same registered/updated (in case of shares held physically) by writing to the Company at info@visagar.com shares along with held details of folio number and self-attested copy of PAN Card or with their Depository Participants (in case of in dematerialized/electronic mode) with whom the demat account is maintained.

In case you have any issues/queries/grievances relating to remote e-voting, you may refer to the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evoting.nsdl.com under help section or write an email to evoting@nsdl.co.in or contact on 022-4886 7000.

Pursuant to the provision of Section 91 of the Companies Act, 2013, and Regulation 42 of the Listing Regulations, the Register of Members and Share Transfer Books of the Company shall remain closed from **Wednesday, September 24, 2025 to Tuesday, September 30, 2025** (both days inclusive) for the purpose of Annual General Meeting.

By Order of the Board
For Visagar Financial Services Limited
Sd/-
Tilokchand Kothari
Chairman & Director

Place: Mumbai
Date: 09.09.2025

**VAGHANI TECHNO - BUILD LIMITED**

Corporate Identity No. (CIN): L41001MH1994PLC187866
Regd. Office: 903 & 904, 9th Floor, Kusal Commercial Tower, Ghatkopar-Mahul Road, Chembur (West), Mumbai-400089, Maharashtra Contact No.: 9316439636
Email: vtd11987@gmail.com; Website: www.vaghantechnobuild.com

POSTAL BALLOT NOTICE AND REMOTE EVOTING INFORMATION

Notice is hereby given pursuant to the provisions of Sections 108 and 110 of the Companies Act, 2013 ("the Act"), and other applicable provisions, if any, read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("Management Rules"), Secretarial Standard on General Meetings (SS-2), issued by the Institute of Company Secretaries of India, Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("SEBI Listing Regulations") and circulars issued by the Ministry of Corporate Affairs vide General Circular No. 03/2024 dated 19 September 2024 and other relevant circulars/notifications, issued by the MCA from time to time, and any other applicable law, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the approval of the shareholders of VAGHANI TECHNO - BUILD LIMITED ("the Company") is being sought for the following special resolutions by way of remote e-voting (Voting Through Electronic Means) process:

- Sr. No. Description of Resolution
- Alteration and Addition Of Object No. 4 after Object No. 3 Under Clause III (A) Of Main Object Clause Of The Memorandum Of Association (MOA) Of The Company
 - Approval For Increase In Overall Borrowing Limits Of The Company As Per Section 180 (1) (C) Of The Companies Act, 2013
 - Approval For Increase In Limits Under Section 180 (1) (A) Of The Companies Act, 2013
 - Approval For Loans And Investments By The Company Under Section 186 Of The Companies Act, 2013
 - Approval/Ratification For Variation In The Objects Of The Preferential Issue Of Warrants Pursuant To Regulation 32 (1) (A) Of SEBI (LODR) Regulations, 2015

In compliance with the above circulars, the company has completed through electronic mode the dispatch of the Postal ballot Notice alongwith the Explanatory Statement dated 9th September, 2025 by e-mail on Tuesday, 9th September, 2025 only to all those members of the company whose email address are registered with the company or with the Depositories as on Friday, 5th September, 2025 (Cut-off date) and accordingly, the requirement of sending of physical copies of Postal Ballot Forms and Postal ballot notice has been dispensed with.

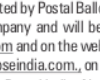
The communication of the assent or dissent of the members would take place through remote e-voting. The notice of the Postal Ballot alongwith the Remote e-voting instructions is also available on the Company's Website www.vaghantechnobuild.com and on the website of NSDL at www.evoting.nsdl.com and also website of BSE Limited at www.bseindia.com, on or before Friday, 17th October, 2025.

The Members who have not received the Postal ballot Notice may refer to vtd11987@gmail.com and obtain the same.

For any queries or issues or grievances regarding e-voting you may refer to FAQs and e-voting manual available on evoting@nsdl.com in under helpdesk section or send an email to evoting@nsdl.com or call on 022-4886 7000.

For Vaghani Techno - Build Limited
Sd/-
Jatinkumar Tulsihai Patel
Managing Director
(DIN: 01473158)

Date: 09.09.2025
Place: Ahmedabad

**FORM "Z"**

[See Sub-rule [11(d-1)] of rule 107]

Symbolic Possession Notice For Immovable Property

Whereas the undersigned being the Special Recovery officer attached to Sangli Vaibhav Co. Operative Credit Society Limited Mumbai under the Maharashtra Co-operative Societies Rules 1961, issued a demand notice dated 07/03/2022 calling upon the judgment debtor **MR. SUNIL LAXMAN DHOTRE** to repay an amount mentioned in the notice being **Rs. 2,69,929/- (Rs. Two Lac Sixty Nine Thousand Nine Hundred Twenty Nine only)** within a period of 15 (Fifteen) days from the date of receipt of the said notice and the judgment debtor having failed to repay amount, the undersigned has issued a notice before attachment dated 02/07/2022 and attached the property described herein below.

The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him/her under rule 107 [11(d-1)] of the Maharashtra Co-Operative Societies Rules 1961, on this day 30/07/2025 of the year.

The judgment debtor in particulars and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Sangli Vaibhav Co. Operative Credit Society Limited Mumbai for an amount **Rs. 2,69,929/- (Rs. Two Lac Sixty Nine Thousand Nine Hundred Twenty Nine Only)** and interest thereon.

Description of the Immoveable Property

House No. 001, Plot No. 1376, Sector-01, Airoli, Navi Mumbai - 400708.

Sd/-
Mrs. Pranjali C. Chavan
Recovery Officer, under Maharashtra Co. Operative Societies Act 1960, and Rules 1961, under Rule 107 [11(d1)], attached to Sangli Vaibhav Co-Operative Credit Society Ltd. Mumbai, having it registered office at 143, Khetan Chambers, Ground Floor, Office No. 2, Modi Street, Fort, Mumbai.
Phone : 022-2269496 / 97

Date : 06.08.2025
Place : Navi Mumbai

**IN THE PUBLIC TRUSTS REGISTRATION OFFICE, GREATER MUMBAI REGION, MUMBAI**

Dharmadaya Ayukta Bhavan, Sasmira Building, 1st floor, Sasmira Road, Worli, Mumbai 400 030.

PUBLIC NOTICE OF INQUIRY

Change Report No. ACC-1/9486/2024
U/s 22 of the Maharashtra Public Trusts Act, 1950, Filed by: Shri. Kishu H. Mansukhan
In the matter of "PRINCIPAL KHUSHIRAM KUNDNANI & JOTU KUNDNANI TRUST"
P.T.R. No. E-14904 (Mumbai)

To,
All concerned having interest -

WHEREAS The above named Reporting Trustee has filed a Change Report No. ACC-1/9486/2024 under section 22 of the Maharashtra Public Trusts Act, 1950 for bringing the below described property on the record of the above named trust and an inquiry is to be made by the Ld. Assistant Charity Commissioner, (I), Greater Mumbai Region Mumbai viz.,

(1) Whether this property is the property of the trust and could be registered in the name of the trust?

DESCRIPTION OF THE IMMOVABLE PROPERTY- Add the following Trust Property

As per in the High Court Judicature at Bombay, Testamentary and Intestate Jurisdiction Petition No. 1159 of 2020 PROBATE granted by Hon'ble High Court, 4th October 2022, the last Will and Testament of Jotun Khushiram Kundnani, Hindu, Indian Inhabitant of Mumbai, Widow, Housewife, who died at Mumbai, on or about the Seventh day of January One Thousand Nine Hundred Ninety Nine, is proved and registered before this Court and Administration of the Property and Credits of the said Deceased and in any way concerning her Will is granted to Kishu Hashmatrai Mansukhani, being the Sole Surviving Executor named under the last Will of the Deceased above named, to have effect through India, limited until the Original Will is produced, Hence the property of deceased taken on record as per PROBATE granted by Hon'ble High Court the details of property as follows.

50% Undivided Share in Land Situated at All that piece or parcel of land with the trees and appurtenances standing thereon situated at Bandra in the Bombay Suburban District and registration Sub-District of Bandra and South Salsette Taluka bearing Final Plot No.511 of Bandra Town Planning Scheme No. III which said plot or piece or parcel contains by admeasurement the total AREA OF 12000 s. q. yards or 10033.20 s. q. meters according to the said Town Planning Scheme and is delineated and numbered and a Final Plot No. 511 as aforesaid in the plan for the final Scheme Plan No. IV annexed to the said Scheme Book relating to the said Bandra Town Planning Scheme B.T.P.S. No. III published by Government of Bombay under Bombay Town Planning Scheme Act I of 1915 and bearing the T. S. No. F/43 and by Municipal Corporation of Greater Bombay under H Ward Nos. 5268/1, (1A), (1B), (2) and (3) and Street Nos 148/C, 148CA, 148/CB, Vithalbal Patel Road, 152 A and 152B Khar Road, Bandra.

This is to call upon you to submit your objections, if any, in the matter before the Ld. Assistant Charity Commissioner (I), Greater Mumbai Region, Mumbai at the above address within 30 days from the date of publication of this notice. If no objections are received within the stipulated time then further inquiry would be completed and necessary orders will be passed.

Given under my hand and seal of the Hon'ble Joint Charity Commissioner, Greater Mumbai Region, Mumbai.

This 04th day of the month of September, 2025

Sd/-
Public Trusts Registration Office,
Greater Mumbai Region, Mumbai.

**VANTAGE KNOWLEDGE ACADEMY LIMITED**

CIN: L80301MH2013PLC249016
Registered Office: 103, Maruti Business Park, Opp Veera Desai, Fun Republic Road, Andheri West, Mumbai, Andheri, Mumbai, Maharashtra, India, 400053
Corporate Office: 103, Maruti Business Park, Opp Veera Desai, Fun Republic Road, Andheri West, Mumbai, Andheri, Mumbai, Maharashtra, India, 400053
E-mail: mail.vk@vantageinstitute.in Website: www.vantageinstitute.in

NOTICE OF 12TH ANNUAL GENERAL MEETING OF THE COMPANY TO BE HELD THROUGH VIDEO CONFERENCE ("VC") / OTHER AUDIO VISUAL MEANS ("OAVM")

NOTICE is hereby given that the 12th (Twelfth) Annual General Meeting ("AGM") of the Shareholders of M/s. Vantage Knowledge Academy Limited ("the Company") will be held on **Tuesday, September 30, 2025 at 01:00 PM (IST)** through video conference/other audio-visual means ("VC/OAVM") in compliance with the applicable provisions of the Companies Act, 2013 & Rules framed thereunder and the SEBI (LODR) Regulations, 2015 read with General Circular No. 03/2020, 14/2020, 17/2020, 20/2021, 03/2022 and 11/2022 dated May 5, 2020, April 8, 2020, April 20, 2020, December 8, 2021, May 5, 2022 and December 28, 2022 and 09/2023 dated September 25, 2023 and 09/2024 dated September 19, 2024 issued by the Ministry of Corporate Affairs, Government of India respectively, to transact the business, as set out in the Notice dated September 08, 2025 convening the AGM of the Company. Since the AGM of the Company will be held through VC/OAVM, without physical presence of shareholders at a common venue, therefore, the deemed venue of meeting shall be the registered office of the company.

In compliance with the said Circulars, Notice of the AGM along with the Annual Report for FY2024-25 has been sent on September 08, 2025 through electronic mode to those members/shareholders whose e-mail addresses are registered with the Company's Registrar and Share Transfer Agent/Depositories. These documents are also available free website of the Company at www.vantageinstitute.in and on the website of the Stock Exchange i.e., BSE Limited (at www.bseindia.com) and on the website of Purva Sharegistry (India) Pvt. Ltd. ("Purva") at www.purvashare.com.

Members who have not registered their e-mail address are requested to register the same in respect of shares held in electronic form with the Depository through their Depository Participant(s) and in respect of shares held in physical form by writing to the Company can get the same registered with the company by sending their email addresses with their full name, Folio no. and holdings at mail.vk@gmail.com.

Further in compliance with the provisions of section 91 of the Companies Act, 2013 read with rules made thereunder and Regulation 42 of the SEBI (LODR) Regulations, 2015, the Register of Members and Share Transfer Books of the Company shall remain closed from **Wednesday, September 24, 2025 to Tuesday, September 30, 2025 (both days inclusive)** for the purpose of AGM.

Instructions for Remote E-voting and E-voting during the AGM:

Pursuant to Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended, and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is pleased to provide its Members facility to cast their votes electronically on all the resolutions set forth in the Notice of 12th AGM using electronic voting system of Purva Sharegistry (India) Pvt. Ltd. ("Purva").

The members are informed that:

- The business set forth in the Notice of the 12th AGM may be transacted through voting by electronic means
- A person whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as on the cut-off date i.e. Tuesday, September 23, 2025 only shall be entitled to avail the remote e-voting facility as well as e-voting at AGM;
- The remote e-voting through electronic means will commence on **Saturday, September 27, 2025 at 09:00 am (IST)** and will end on **Monday, September 29, 2025 at 05:00 pm (IST)**. Voting through remote e-voting will not be allowed beyond said date and time. E-voting shall also be made available at the AGM and the members attending the meeting who have not cast their vote through remote e-voting shall be able to vote at the AGM. Members who have voted through remote e-voting may attend the AGM but shall not be entitled to cast their vote again at the meeting. Once the vote on resolution is cast by the member, the member shall not be allowed to change it subsequently.
- Members who have acquired shares and become members of the Company after the dispatch of Notice and Annual Report and who are eligible shareholders as on the cut-off date i.e. Tuesday, September 23, 2025, are requested to refer to the Notice of AGM for the process to be adopted for obtaining the Login ID and password for casting vote. The instructions or remote voting and e-voting at the AGM for shareholders holding share in dematerialized mode, physical mode, and for shareholders who have not registered their email addresses has been provided in the Notice convening the AGM. Instructions for attending the AGM through VC/OAVM are also provided in the Notice of AGM.
- The board of directors has appointed Mayank Arora & Co., Practicing Company Secretary (COP 13609) as the Scrutinizer conducting voting process in a fair and transparent manner.

Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.com or call on 022-4886 7000.
Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800-21-09911

For Vantage Knowledge Academy Limited
Sd/-
Neeta Dedhia (DIN: 00969568)
Managing Director

Date: 09/09/2024
Place: Mumbai

PUBLIC NOTICE

TAKE NOTICE THAT my client M/s. Amar Associates, a partnership firm having its administrative office at Vinay House, Madhav Kunj Apartment, Chamanuda Circle, Borivali (West), Mumbai – 400 092, have acquired Development Rights vide Development Agreement dated 22nd January 2025, duly executed and registered with the Sub-registrar of Assurances at Borivali under serial No. BRL2/1096/2025, executed between Arpit Co-operative Hsg. Soc. Ltd. (Herein after referred to as the "Said Owner") on One Part and M/s. Amar Associates, as Developer therein on Second Part, in respect of the property more particularly described in the Schedule hereunder written. My Client, M/s. Amar Associates have requested me to verify the title of the right of my client to develop the same under the said Development Agreement dated 22nd January 2025, being marketable and free from all encumbrances, claims and demands.

All persons having any claim against the Society as well as the said Developers as regards to the said Property, any of the Members, the said Shares, the Flats or any part thereof and/or our clients by way of sale, exchange, inheritance, agreement, contract, mortgage, easement, gift, lease, tenancy, lien, charge, trust, right of residence, development rights, maintenance or otherwise howsoever are hereby required to notify the same in writing along with supporting documentary evidence to the undersigned at C/o. Mansi Jani & Associates, Shop no 5A, Prem Nagar Building No. 2, Dariyani CHSL, Prem Nagar, Borivali [W], Mumbai – 400 092 or send an email at mansi160587@gmail.com, within 14 days of publication of this notice failing which the claim and/or objection, if any, shall be considered as waived and/or abandoned otherwise and I will issue to my client, Certificate of Title of my client to develop the said Property without regard to any such claim, and claim, if any, will be considered as waived.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land admeasuring about 4302.9 Square Meter bearing C.T.S. No. 755A, of Village, Dahisar, Taluka, Borivali, within the Registration Sub-District of Borivali and District Mumbai Suburban, together with the building standing thereon and popularly known as "Arpit", consisting of 5 Wings, each Wing having Ground + 4 Upper Floors comprising in itself 93 residential units, situated, lying and being at Rajaram Tawde Road, Dahisar (West), Mumbai 400 068 and bounded as follows:-

On or towards East: By CTS No. 756, 758 & partly by CTS No. 759;
On or towards West: By Road & CTS No. 754, 753;
On or towards North: By CTS No. 752 & partly by CTS No. 751;
On or towards South: By CTS No. 793 & 794.

Place: Mumbai
Date : 10/09/2025

Sd/-
ADVOCATE MANSI JANI
Advocate for Developer



