

Stardeck Finance Limited

SFL/SE/10/25-26

Date: 24th July, 2025

National Stock Exchange of India Ltd

Exchange Plaza, Plot no. C/1, G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051

Symbol: STARTECK

BSE Limited

Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai - 400 001

Scrip Code: 512381

Sub: Newspaper Advertisement pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations')

Dear Sir/ Madam,

Pursuant to Regulation 30 of the SEBI Listing Regulations, please find enclosed copies of the newspaper advertisement with respect to information regarding 40th Annual General Meeting of the Company scheduled to be held on Monday, 18th August, 2025 through Video Conferencing / Other Audio Visual Means, in compliance with the relevant circulars issued by the Ministry of Corporate Affairs and the Securities and Exchange Board of India. The notice was published in Free Press Journal (English) and Navshakti (Vernacular).

This is for your information and records.

Yours sincerely,

For Stardeck Finance Limited

Laukik Bhise

Company Secretary

(ACS No.: 25289)

PUBLIC NOTICE

NOTICE is hereby given to the public at large that due to the breach and default in payments by (1) Azad Singh Thakur and (2) Preeti Azad Singh Thakur, we had issued the Letter of Termination dated 4th July, 2020 wherein we have terminated and cancelled the Agreement for Sale dated 10th January, 2020 made and executed by and between JP Infra Realty Private Limited (Formerly known as Skylark Realtors Pvt. Ltd.) of the First Part, Rashi Agrawal of the Second Part, J. P. Infra (Mumbai) Pvt. Ltd. of the Third Part, and (1) Azad Singh Thakur and (2) Preeti Azad Singh Thakur of the Fourth Part duly registered with the Office of the Sub-Registrar of Assurances at Thane-10 under Sr. No. TN10-271-2020 dated 10th January, 2020 by which we had agreed to sell, transfer and assign the Flat No. 1807 on the 18th Floor in Wing 1A in the Real Estate Project 'JP North Alexa' measuring approximately 30.64 square meters equivalent to approximately 330 square feet carpet area as per RERA along with additional areas of approximately 4.01 square meters equivalent to approximately 43 square feet ('said Flat') situated at land parcels bearing Survey 26/5 (part) and 25/1 of Village Ghodhunder, Taluka and District-Thane and in the Registration District and Sub-District of Thane and within the limits of Mira Bhayander Municipal Corporation ('MBMC') and more particularly described in the Schedule hereunder written on the terms and conditions as contained therein.

We are now intimating to the public at large that (1) Azad Singh Thakur and (2) Preeti Azad Singh Thakur have no right, title and/or interest of whatsoever nature under the Agreement for Sale dated 10th January, 2020 with respect to the said Flat. We hereby confirm and inform the public at large that we are the absolute owners of the said Flat. All persons having or claiming to have any share, right, title or interest or in the said Flat or any part or portion thereof of any nature or any claim by way of, under or in the nature of Agreement, license, sale, mortgage, lien, charge, outgoings, gift, lease, sub-lease, under-lease, exchange, tenancy, possession, easement, right, covenant or condition, maintenance, encumbrance or otherwise whatsoever or any part thereof are hereby required to make the same known in writing along with supporting documents to the undersigned at 401, 4th Floor, Viraj Tower, Western Express Highway, Near WEH Metro Station, Andheri East, Mumbai - 400 093 within 14 (fourteen) days from the date of publication of this Notice. Any claim not so made in writing and supported by cogent registered documents as hereby required shall be deemed as waived or abandoned and not binding on us and we shall be free to deal with the said Flat in the manner as we deem fit and proper without any reference to any person.

By this Public Notice, the public at large is cautioned and made aware not to deal or enter into any understanding oral or in writing with (1) Azad Singh Thakur and (2) Preeti Azad Singh Thakur in respect of the said Flat under any circumstances.

THE SCHEDULE ABOVE REFERRED TO

Flat No. 1807 on the 18th Floor in Wing 1A in the Real Estate Project 'JP North Alexa' measuring approximately 30.64 square meters equivalent to approximately 330 square feet carpet area as per RERA along with additional areas of approximately 4.01 square meters equivalent to approximately 43 square feet situated at land parcels bearing Survey 26/5 (part) and 25/1 of Village Ghodhunder, Taluka and District-Thane and in the Registration District and Sub-District of Thane and within the limits of Mira Bhayander Municipal Corporation ('MBMC').

Sd/-
Authorized Signatory
JP Infra Realty Private Limited

PUBLIC NOTICE

Under instructions from our client, we are investigating the title of MRS. VEENA CHANDRAKANT RAVAL, an adult, Indian Inhabitant of Mumbai residing at Flat No. 403, Beach Apartment, J. P. Road, Seven Bungalows, Andheri (West), Mumbai - 400 061, in respect of the premises described in the Schedule hereunder written.

Any person or persons having any claim, demand, share, right, title and/or interest of any nature whatsoever in the premises described in the Schedule hereunder written or any part thereof by way of any agreement, sale, transfer, mortgage, charge, lien, encumbrance, gift, bequest, release, exchange, easement, right, covenant and condition, tenancy, right of occupancy, assignment, lease, sub-lease, leave and license, partnership deed, loans, use, possession, partition, trust, inheritance, outstanding taxes and/or levies, outgoings & maintenance, attachment, injunction, decree, order, award, lis-pendens and/or by virtue of the original documents of title being in their possession/custody or otherwise in any manner whatsoever and whatsoever are required to make the same known in writing, along-with certified true copies of documentary proof, to the undersigned, having their office at 2nd floor, Bhagyodaya Building, 79, Nagindas Master Road, Fort, Mumbai - 400 023, within 7 (seven) days from the date hereof, otherwise the investigation shall be completed without any reference to such claim/s, if any, and the same shall be considered as waived.

THE SCHEDULE ABOVE REFERRED TO:

5 (Five) fully paid-up shares of Rs. 50/- each (Rupees Fifty only) bearing Distinctive Nos. 151 to 155 (both inclusive) under Share Certificate No. 31 issued by The Beach Apartments Co-operative Housing Society Limited with the consequential right to use, enjoy, occupy and possess a residential flat being Flat No.403 admeasuring 978 sq. ft. built up area on the 4th Floor in the building known as "Beach Apartment" constructed on land bearing Plot No. 25 and forming part of land bearing CTS No. 1066 of Village Versova, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban lying, being and situate at J. P. Road, Seven Bungalows, Andheri (West), Mumbai - 400 061.

For M/s. Markand Gandhi & Co.

Dated this 24th day of July, 2025. (Satyen Vora)
Partner
Advocates & Solicitors

PUBLIC NOTICE

Notice is Hereby Given that The Shipindia Staff Co-operative Housing Society Ltd., (the "Society") is entirely seized and possessed of and/or otherwise well and sufficiently entitled to the under mentioned property (described in the FIRST SCHEDULE hereunder written).

The Society has represented to our clients as follows:-
(I) The Society consist of 12 (Twelve) members ("Members") who hold shares of the Society (the "Shares") and hold 12 (Twelve) Flats ("Existing Flats") in the building known as "Gitanjali" ("Existing Building"). As per the records available with the Society, the names of the Members alongwith the details of the respective Existing Flats and Shares are set out in the SECOND SCHEDULE hereunder written.
(II) There are 2 (Two) Garages ("Existing Garages") and the details of the same are set out in the THIRD SCHEDULE hereunder written.
The Society alongwith its members have agreed to grant development rights for redevelopment of the under mentioned property in favour of my client.
Any person/entity having any claim/object and/or demand in respect of the under mentioned property or any portion or part thereof including claim/object and/or by way of development rights, FSI/TDR consumption, inheritance, easement, title, estate, share, benefit, interest, agreement, sale, transfer, exchange, mortgage (equitable or otherwise), assignment, gift, lien, charge, pledge, guarantee, demise, deposit of title deeds, tenancy, sub-tenancy, leave and license, lease, sub-lease, joint venture, partnership, loans, advances, encumbrance, acquisition, requisition, possession, occupation, license, transfer of title or beneficial interest under any trust, maintenance, bequest, partition, succession, family arrangement / settlement, litigation, injunction and/or under any attachment, or under any Judgment, Decree or Court Order, Award of any Court of law, Tribunal including Arbitral Tribunal, Revenue or Statutory Authority, right of prescription or pre-emption or by operation of law or otherwise in any manner whatsoever are hereby required to make the same known in writing along with certified true copy of supporting documents to the undersigned at the address mentioned below within 15 (Fifteen) days from the publication hereof, failing which such right, title, benefit, interest, claim and/or demand, if any, shall be deemed to have been waived and abandoned and/or treated as waived and not binding on my client.

THE FIRST SCHEDULE REFERRED HEREINABOVE

(Description of the said Property)

All that piece and parcel of Land bearing Plot No. 540 of Town Planning Scheme Bandra No. III admeasuring about 710 square yards equivalent to 593.65 square meters as mentioned in the Indenture dated 28th January, 1969 and 593.65 square meters as per Property Register Card and bearing CTS No. F/153 of Village Bandra Taluka Andheri along with the building known as "GITANJALI" consisting of ground plus 2 (two) upper floors comprising of 12 (Twelve) flats and 2 (Two) Garages situated at 13th Road, Khar (West), Mumbai - 400052

THE SECOND SCHEDULE REFERRED HEREINABOVE

(Details of Member's Existing Flats and the Shares)

Sr. No.	Name(s) of the Member(s)	Details of Members' Existing Flats			Details of Members' Shares	
		Flat No.	Floor	Carpet Area of Members' Existing Flat (Sq. ft.)	Share Certificate No.	Distinctive Nos.
1	SHRI HARISH AHUJA	1	GROUND	500	1/13	1-5/ 61-150
2	SHRI SUDHAKAR SAHADEO SURVE	2	GROUND	500	2/14	6-10/ 151-232
3	SHREE ANURUDHA UPASANA FOUNDATION	3	FIRST	500	3/15	11-15/ 233-323
4	MRS. EDAYILAM KAMALAKSHI NAMBIAR	4	FIRST	500	4/16	16-20/ 324-405
5	MRS. JOSEPHINE MENDES MISS JERUSA MENDES	5	SECOND	500	5/17	21-25/ 406-496
6	SHRI S.G. BORICHA	6	SECOND	500	51/52	26-30/ 497-578
7	MR. SABIR VASANT SAWANT	7	GROUND	500	55/56	31-35/ 579-661
8	SMT. JANVI NIRAJ JAGWANI MR. SIDDHARTH JAGWANI	8	GROUND	500	8/20	36-40/ 662-749
9	MRS. SHALINI SIDDHARTH GHORPADE/ MR. SIDDHARTH NISHIKANT GHORPADE	9	FIRST	500	9/21	41-45/ 750-832
10	SMT. SHIVANI RAJESH MAKHUA/ SMT. SWATI NARESH KHATRI	10	FIRST	500	10/22	46-50/ 833-920
11	SHRI VISHWANATH M NAYAK/ SHRI SATISH NAYAK	11	SECOND	500	53/54	51-55/ 921-1003
12	SHRI RAJESH NANDLAL KHEMANI	12	SECOND	500	12/24	56-60/ 1004-1091

THE THIRD SCHEDULE REFERRED HEREINABOVE

(Details of Existing Garages)

Sr. No.	Name of the Garage Owner	Area of the Garages (in sq. ft. Built up)	Location of Garages
1	SHRI SUDHAKAR SAHADEO SURVE	140 sq. ft.	South-West
2	THE SHIPINDIA STAFF CO-OPERATIVE HOUSING SOCIETY LTD.,	140 sq. ft.	North-West

Dated this 24th day of July, 2025

Sd/-

(Kunal S. Jain)
Advocate, High Court
Plot No. 569, Nina Vihar C.H.S.L., Unit no. 5, 1st Floor, 5th Road, Khar (West), Mumbai - 400052.
M: 9892909294.
kunaljain2008@yahoo.com

For Starteck Finance Limited

Sd/-
Laukik Bhise
Company Secretary

PNB Housing Finance Limited

Registered Office: 22, K G Marg, New Delhi-110001. Phone: 011-23357171, 23357172, 23705414. Website: www.pnbhousing.com

Mumbai Branch:- Office No-2 & 3, Ground Floor, Baba House, Plot No.86, B.I. Bajaj Road, Near WEH Metro Station, Andheri (East), Mumbai-400093. Thane Branch:- 2nd Floor, Dev Corpura, Cadbury Junction, Khopat, Thane, Maharashtra, PIN-400066

NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE 13/07/2025. The said Demand Notice was issued through our Authorized Officer at below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing (NPA) Assets as per the Reserve Bank of India National Housing Bank guidelines due to non-payment of instalments/interest. The contents of the same are the defaults committed by you in the payment of instalments of principal, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this publication of Demand Notice as also required by U/S 13(2) of the said Act. You are hereby called upon to period of 60 days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measures under any or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER, you are prohibited U/S 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Loan Account No.	Name/Address of Borrower and Co-Borrower(s)	Name & Address of Guarantors	Property (ies) Mortgaged	Date of Demand Notice	Amount D/s as on date Demand Notice
Mr. Harishkumar R Bhattad S/o. R. M. Bhattad (Borrower) (1) Flat No 108, 10th Floor, Plot No.270, A1 Apartment, Walkeshwar Road, Raj Bhavan, Malabar Hill, Mumbai-400006. (2) RMB Event Management Pvt.Ltd. (Co-Borrower) Through its Director Mr. Laxminarayan Ramchandra Bhattad (1) 104, 10th Floor, Bajaj Bhavan, Opp. Inox NPT, Mumbai-400021. (2) Mr. Laxminarayan Ramchandra Bhattad S/o. Ramchandra Mariorial Bhattad (Co-Borrower) (1) 104, 10th Floor, Bajaj Bhavan, Opp. Inox NPT, Mumbai-400021. (2) RMB Event Management Pvt.Ltd. (Co-Borrower) (1) 104, 10th Floor, Bajaj Bhavan, Opp. Inox NPT, Mumbai-400021. (2) Mr. Harishkaran Ramchandra Bhattad S/o. Ramchandra Mariorial Bhattad (Co-Borrower) (1) 77, Plot No.270, A1 Apartment, Walkeshwar Road, Raj Bhavan, Malabar Hill, Mumbai-400006. (2) RMB Event Management Pvt.Ltd. (Co-Borrower) (1) 104, 10th Floor, Bajaj Bhavan, Opp. Inox NPT, Mumbai-400021. (2) Mr. Bhagwandas Ramchandra Bhattad S/o. Ramchandra Mariorial Bhattad (Co-Borrower) (1) 123, 1st Floor, Plot No.270 A1 Apartment, Walkeshwar Road, Raj Bhavan, Malabar Hill, Mumbai-400006. (2) RMB Event Management Pvt.Ltd. (Co-Borrower) (1) 104, 10th Floor, Bajaj Bhavan, Opp. Inox NPT, Mumbai-400021. (2) Mr. Harishkaran Ramchandra Bhattad S/o. Ramchandra Mariorial Bhattad (Co-Borrower) (1) 77, Plot No.270, A1 Apartment, Walkeshwar Road, Raj Bhavan, Malabar Hill, Mumbai-400006. (2) RMB Event Management Pvt.Ltd. (Co-Borrower) (1) 104, 10th Floor, Bajaj Bhavan, Opp. Inox NPT, Mumbai-400021. (2) Mr. Bhagwandas Ramchandra Bhattad S/o. Ramchandra Mariorial Bhattad (Co-Borrower) (1) 77, Plot No.270, A1 Apartment, Walkeshwar Road, Next to Governor House, Mumbai-400006. (2) Mr. Jayant Bhagwandas Bhattad S/o. Bhagwandas Ramchandra Bhattad (Co-Borrower) (1) 77, Plot No.270, A1 Apartment, Walkeshwar Road, Next to Governor House, Mumbai-400006. (2) RMB Event Management Pvt.Ltd. (Co-Borrower) (1) 104, 10th Floor, Bajaj Bhavan, Opp. Inox NPT, Mumbai-400021. (2) Mr. Prabhha Bhagwandas Bhattad S/o. Bhagwandas Ramchandra Bhattad (Co-Borrower) (1) 77, Plot No.270, A1 Apartment, Walkeshwar Road, Next to Governor House, Mumbai-400006. (2) RMB Event Management Pvt.Ltd. (Co-Borrower) (1) 104, 10th Floor, Bajaj Bhavan, Opp. Inox NPT, Mumbai-400021. (2) Mr. Jayant Bhagwandas Bhattad S/o. Bhagwandas Ramchandra Bhattad (Co-Borrower) (1) 77, Plot No.270, A1 Apartment, Walkeshwar Road, Next to Governor House, Mumbai-400006. (2) RMB Event Management Pvt.Ltd. (Co-Borrower) (1) 104, 10th Floor, Bajaj Bhavan, Opp. Inox NPT, Mumbai-400021. (2) Mr. Jayant Bhagwandas Bhattad S/o. Bhagwandas Ramchandra Bhattad (Co-Borrower) (1) 77, Plot No.270, A1 Apartment, Walkeshwar Road, Next to Governor House, Mumbai-400006. (2) RMB Event Management Pvt.Ltd. (Co-Borrower) (1) 104, 10th Floor, Bajaj Bhavan, Opp. Inox NPT, Mumbai-400021. (2) Mr. Jayant Bhagwandas Bhattad S/o. 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