

FORM DPT-1 CIRCULAR OR CIRCULAR IN THE FORM OF ADVERTISEMENT INVITING DEPOSITS (Pursuant to section 73(2) (a) and section 76 and Rule 4 (1) and 4(2) of the Companies (Acceptance of Deposits) Rules, 2014)			
1. GENERAL INFORMATION	B-Right Realstate Limited		
a. Name of the Company	702, 7th Floor, Shan Trade Centre, Rani Sai Marg, Malad East, Mumbai-400097		
b. Address	https://b-rightgroup.com		
c. Email ID	info@b-rightgroup.com, cs@b-rightgroup.com		
d. Contact Details	022-40003989		
e. Date of Incorporation of the Company	October 22, 2007		
f. Business carried on by the Company and its subsidiaries with the details of branches or units, if any:	The Company and its subsidiaries are into real estate development focused primarily on construction and development of residential and commercial projects in and around Mumbai.		
g. Name of Subsidiaries	1. B-Right RealEstate Ventures LLP 2. Farwell Real Estates Private Limited 3. Bhayya Constructions India Private Limited		
h. Brief Particulars of the management of the Company	The Company is managed by the Whole Time Director of the Company.		
i. Name, Addresses, DIN and Occupations of the Directors			

Name	Address	DIN	Occupation
1. Sanjay Nathal Shah	426, Sujata Niketan CHS Ltd, Rani Sai Road, Malad (East), Mumbai-400097, Maharashtra, India	00003142	Business
2. Parash Mal Jan	A2 1902 Gandeksha Trilium, Off. Western Express Highway, Sadat Nagar, Borivali East, Mumbai, Maharashtra-400066	02987070	Business
3. Bhumi Bakulsh Tolia	A/8, Industrious Society, Chaitalhai Patel Road, Opp Bus Depot, Kandivali (East), Mumbai-400101, Maharashtra, India	09471612	Business
4. Aniruth Salia	2706, Anantasia, Western Express Highway, Opp Devajada Metro Station, Maghane, Borivali East, Mumbai-400066	10044437	Business
f. Management's perception of risk factors	B-Right Realstate Limited ("The Company") is listed on SME platform of Bombay Stock Exchange Limited ("BSE"). The Company is into integrated construction and real estate development, focused primarily on construction and development of residential and commercial projects, in and around Mumbai and established a successful track record in the real estate industry in Mumbai, by developing versatile projects through focus on innovative architecture, strong project execution and quality construction. The project under development is funded by a combination of debt, customer advances and promoter funds. The Company is projected to have sufficient cash flow cover to service its debt obligations as evidenced by the healthy cash flow coverage ratio of the project throughout the projections. On an overall basis, projected cash flow appears to be adequate.		

g. Details of Default including the amount involved, duration of default, and present status, in repayment of:	
i. Statutory Dues	NIL
ii. Debentures and Interest thereon	N.A.
iii. Loan from any Bank or Financial Institution and interest thereon.	NIL
2. PARTICULARS OF THE DEPOSIT SCHEME	
a. Date of passing of board resolution	January 10, 2025
b. Date of passing of resolution in the general meeting authorizing the invitation of such deposits	September 23, 2024
c. Type of Deposits i.e. whether secured or unsecured	Unsecured
d. Amount which the Company can raise by way of deposits as per the Act and the rules made thereunder	From Members: Rs. 13.86 Crores From Public: Rs. 34.80 Crores
The aggregate of deposits actually held on the last day of the immediately preceding financial year and on the date of issue of the circular or advertisement.	Rs. 1,16,00,000/- (One Core Eighteen Lakh Only)
Amount of deposit proposed to be raised	Rs. 40 Crores (inclusive of existing Fixed Deposit)
Amount of deposit payable within the next twelve months.	Rs. 86,30,000/- (Eighty Six Lakh Thirteen Thousand Only)

Interest Payment	Rate of Interest (PA)	Minimum Deposit Amount	Mode of Payment	Mode of Repayment
Payment opt for				
Monthly	12%	Rs. 1,00,000/- (Rupees One Lakh Only)	Cheque/NEFT/RTGS	Cheque/NEFT/RTGS
Quarterly	12.5%			
Half yearly	13%			
Yearly	14%			
Cumulative 3 years	15%			

"In case of repayment on the request of the deposit holder after the expiry of a period of six months from the date of such deposit but before the expiry of the period for which such deposit was accepted, the rate of interest payable on such deposit shall be reduced by one per cent. from the rate which the Company would have paid had the deposit been accepted for the period for which such deposit had actually run and the Company shall not pay interest at any rate higher than the rate so reduced subject to the conditions mentioned in Rule 15 of Companies (Acceptance of Deposits) Rules, 2014.

a. Date of opening of the Scheme	From the date of publication of circular (DPT-1) in newspaper (after 30 days of filing of circular (DPT-1) with the Registrar of Companies).
b. Time period for which the circular or advertisement is valid	Up to 30th September, 2025 or till the date of the next Annual General Meeting of the Company to be held for FY 2024-25, whichever is earlier.
c. Reasons or objects of raising the deposits;	For meeting short term working capital requirement of the Company.
d. Credit rating obtained	Informatica Valuation and Rating Private Limited
e. Name of the Credit Rating Agency	NR BBS-Stable (NR Triple B Minus with Stable Outlook)
f. Rating Obtained	Securities with this rating are considered to have moderate degree of safety regarding timely servicing of financial obligations. Such securities carry moderate credit risk.
g. Meaning of the rating obtained	
h. Date on which rating was obtained	December 28, 2024
i. Short particulars of the charge created or to be created for securing such deposits, if any.	Unsecured and therefore not applicable.
j. Any financial or other material interest of the Directors, promoters or key managerial personnel in such deposits and the effect of such interest in so far as it is different from the interest of other persons.	Not Applicable

3. DETAILS OF ANY OUTSTANDING DEPOSITS	
a. Amount Outstanding	Rs. 1,17,00,000/- (One Core Seventeen Lakh Only)
b. Date of acceptance	Since September 16, 2023
c. Total Amount accepted	Rs. 1,17,00,000/- (One Core Seventeen Lakh Only)
d. Rate of Interest	12% to 15%
e. Total number of depositors	21
f. Default, if any, in repayment of deposits and payment of interest thereon, if any, including number of depositors, amount and duration of default involved;	Nil
g. Any waiver by the depositors, of interest accrued on deposits.	Nil

4. FINANCIAL POSITION OF THE COMPANY	
a. Profits of the Company, before and after making provision for tax, for the three financial years immediately preceding the date of issue of circular or advertisement.	

Particulars	Year ended 31.03.2024	Year ended 31.03.2023	Year ended 31.03.2022
Profit/(Loss) Before Tax	261.56	189.40	131.92
Profit/(Loss) After Tax	240.86	185.97	116.19
b. Dividends declared by the Company in respect of the said three financial years: Interest coverage ratio for last three years (Cash profit after tax plus interest paid or interest paid)			
Particulars	Year ended 31.03.2024	Year ended 31.03.2023	Year ended 31.03.2022
Dividend Proposed/Declared (Rs. In Millions)	NIL	NIL	NIL
Interest Coverage Ratio	3.44	5.84	6.46
c. A summary of the financial position of the Company as in the three audited balance sheets immediately preceding the date of issue of circular or advertisement.			

LIABILITIES	As at 31.03.2024	As at 31.03.2023	As at 31.03.2022
Shareholder's Funds			
Share Capital	1033.12	1033.12	92.90
Reserves and Surplus	12029.43	12,889.74	9,007.69
Non-Current Liabilities	1421.67	716.33	716.77
Current Liabilities	1028.25	886.27	29.62
TOTAL	16493.84	15324.46	8946.96
ASSETS			
Non-Current Assets			
Fixed Assets	2089.58	1213.26	1187.15
Non-Current Investment	1925.96	1066.29	1172.99
Deferred Tax Assets (Net)			
Long Term Loans and Advances	5933.07	6516.19	1093.45
Current Assets	6828.23	6526.72	6413.96
TOTAL	16493.84	15324.46	8946.96

d. Audited Standalone Cash Flow Statement for the three years immediately preceding the date of issue of circular or advertisement.	
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	As at 31.03.2024	As at 31.03.2023	As at 31.03.2022
(A) CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit before Tax and Extraordinary Items	261.56	189.40	131.92
Adjustments for:			
Depreciation and amortisation expense	134.71	68.47	64.80
(Profit) / Loss on sale of Property	-	(45.16)	(105.40)
(Profit) / Loss on sale of Car	-	(21.50)	-
Interest Income on Income tax refund	-	-	(2.32)
Long Term Capital Gain	-	-	-
Adjustments for:			
Add: Loss on Sale of Property	-	-	-
Interest expenses	(107.29)	(69.67)	(71.63)
Appropriation of profits	-	-	-
Operating Profit/Loss Before Working Capital Changes	289.02	130.33	71.38
Changes in working capital:			
Increase / (Decrease) in trade payable	-	-	(1.10)
Increase / (Decrease) in short term borrowing	61.88	(2.06)	(238.45)
Increase / (Decrease) in other current liabilities	161.46	868.73	5.72
(Increase) / Decrease in short term Provisions	-	-	(10.01)
(Increase)/decrease in Other current assets	(35.52)	127.62	(130.42)
(Increase)/decrease in Investments	4.88	(315.29)	-
Net Cash flow from operating activities	481.60	860.31	(392.87)
(B) CASH FLOW FROM INVESTING ACTIVITIES			
(Increase) / Decrease in long term loan and advances	866.12	(5,424.74)	(774.37)
Sale of Fixed Assets	-	115.25	248.90
Profit on sale of Fixed assets	-	66.66	105.40
Loss on sale of Fixed assets	-	-	-
Long term Capital gain	-	-	-
(Increase) / Decrease in non-current investments	-	-	661.27
Movement in Current Investments	(663.86)	(16.37)	-
Movement in Intangible Assets	-	-	-
Interest on Income tax refund	-	-	2.32
Purchase/Conversion of Fixed Asset	(1011.03)	(124.13)	(10.85)
Movement in Investments	-	-	-
Net Cash from investing activities	(1,138.86)	(5,383.33)	262.66
(C) CASH FLOW FROM FINANCING ACTIVITIES			
Transfer from Reserve and Security Premium	(0.17)	(650.37)	(23.03)
Interest expenses	107.26	69.67	17.63
Increase in Share Capital	-	89.70	-
Increase in Share Premium	-	4,145.85	-
Increase/(decrease) in Long term Borrowings	884.63	28.63	136.50
Increase/(decrease) in Long term Liabilities	-	(41.90)	50.00
Net Cash from financing activities	791.72	4,492.50	202.10
Net change in cash and cash equivalents (A+B+C)	134.68	(62.71)	71.89
Cash & cash equivalents as at 1st April (Opening Balance)	21.67	114.39	42.49
Cash & cash equivalents as at 31st March (Closing Balance)	156.35	21.67	114.39
D. CASH AND CASH EQUIVALENTS COMPOSE OF			
Cash on hand	1.98	1.87	0.14
Balance with banks in current accounts	154.36	20.20	114.25
Total	156.35	21.67	114.39

*Previous year's figures have been regrouped and rearranged whenever necessary.

(e) Any change in accounting policies during the last three years and their effect on the profits and the reserves of the Company.

There is no change in the accounting policies.

5. A DECLARATION BY THE DIRECTORS THAT-	
a. The Company has defaulted in the repayment of deposits accepted either before or after the commencement of the Act or payment of interest thereon;	
b. The board of Directors have satisfied themselves fully with respect to the affairs and prospects of the Company and that they are of the opinion that having regard to the estimated future financial position of the Company, the Company will be able to meet its liabilities as and when they become due and that the Company will not become insolvent within a period of one year from the date of issue of the circular or advertisement.	
c. The Company has complied with the provisions of the Act and the rules made thereunder;	
d. The compliance with the act and the rules does not imply that repayment of deposits is guaranteed by the Central Government;	
e. The deposits accepted by the Company before the commencement of the Act had been repaid;	
f. In case of any adverse change in credit rating, depositors will be given a chance to withdraw deposits without any penalty;	
g. The deposits shall be used only for the purposes indicated in the circular or in the form of advertisement;	
h. The deposits accepted by the Company are unsecured and rank pari passu with other unsecured liabilities of the Company;	

This circular is issued on the authority and in the name of the Board of Directors of the Company, the text hereof has been approved by the Board of Directors at its meeting held on January 10, 2025, and a copy thereof, signed by a majority of the Directors of the Company, has been filed with the Registrar of Companies.

By Order of the Board of Directors
Sd/-
Sanjay Nathal Shah
Whole Time Director
DIN: 00003142

To,
The Board of Directors,
B-RIGHT REALSTATE LIMITED
702, 7th Floor, Shan Trade Centre, Rani Sai Marg, Malad East, Mumbai-400097

Ref: Certificate annexed to Form DPT-1 pursuant to Rule 4 of Companies (Acceptance of Deposits) Rules, 2014, as Amended

We have verified the Audited Financial Statements and other relevant records with respect to certifying the Certificate annexed to Form DPT-1 pursuant to Rule 4 of Companies (Acceptance of Deposits) Rules, 2014, as Amended of M/s B-Right Realstate Limited (CIN: L1010AMH2007PLC228351) (PAN No. AAFCM2333G) hereinafter referred as the Company having their registered office at 702, 7th Floor, Shan Trade Centre, Rani Sai Marg, Malad East, Mumbai-400097.

Company's responsibility:
The preparation of Financials is the responsibility of the Company including the preparation of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

Our Responsibility:
Pursuant to the requirements for maintaining relevant records concerning the Certificate annexed to Form DPT-1 pursuant to Rule 4 of Companies (Acceptance of Deposits) Rules, 2014, as Amended. This verification was limited to the procedures adopted by the Company to ensure the verification and maintenance of financials for FY 2021-22, FY 2022-23 & FY 2023-24 along with other relevant records presented to us by the Company. This verification does not constitute an audit nor an expression of opinion on the financial statements of the Company.

We conducted our examination as per the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

Certification/Copies:
As per the provisions of Rule 4 of the Rules, every company intending to invite deposit from its members is required to issue a circular to its members in Form DPT-1 attached with a certificate of statutory auditor of the Company, stating that the Company has not committed any default in the repayment of deposits or in the payment of interest on such deposits accepted either before or after the commencement of the Companies Act, 2013 (the "Act").

Restriction on use:
This certificate has been solely issued by M/s B-Right Realstate Limited for submission to Registrar of Companies and should not be used by any other person or entity for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For JMKM & Co., (Earlier known as JMK & Co.)
Chartered Accountants
Firm Registration No.: 120459W

Sd/-
Jitendra Doshi
Partner
Membership No.: 151274
UDIN: 25151274MUNJ3150

Date: 29th January, 2025
Place: Mumbai


Bank of India
Bank of India

Bank of India
ZONAL OFFICE: RATNAGIRI ZONE
SHIVAJINAGAR RATNAGIRI 415639

NOTICE OF AUCTION FOR SALE OF GOLD ORNAMENTS/ JEWELLERY/COINS

It is hereby brought to the notice of the following gold loan borrowers, their legal heirs, persons engaged in business of gold jewelry/ornament/coins and general public that in spite of repeated reminders/notices by the bank, the following borrowers are not repaying their dues to the bank.

Notice is hereby published that if they fail to deposit their dues in their respective gold loan accounts (including up-to-date interest and all costs charges/expenses) by 19.03.2025, then on 15:00 PM to 16:00 PM of 20.03.2025, their pledged gold jewelry/ornaments/coins will be put for E auction on <https://egold.auctiontigger.net/>. For this bank shall not be held responsible for any inconvenience, loss or damage caused to the concerned borrowers and no allegations and representations will be entertained from any borrowers in this regard.

For downloading further details, process compliance, terms & Conditions please visit <https://bankofindia.co.in>.

Sr. No.	Branch Name	Name of Borrower	Account Number	Gross Weight in Grams	Reserve Price in Rs.
1	Chanderal	Gayatri Ganesh Shinde	143277610001423	03.100	17,000.00
2	Chanderal	Vaidehi Ulhas Shinde	143277610001497	27.450	1,50,500.00
3	Devgad	Mandar Lavu Mayekar	146877610000844	02.500	12,500.00
4	Karwanchiwadi	Vaishali Sakharam Kamble	148477610001885	33.000	1,81,000.00

Place: Ratnagiri
Date: 03.03.2025

Sd/-
AUTHORISED OFFICER,
BANK OF INDIA


THE DECCAN MERCHANTS CO-OP BANK LTD,
 217, RAJA RAMMOHAN ROY ROAD, GIRGAON, MUMBAI - 400 004.
 Tel. No.: 022-23891233
 • E-mail: legal@deccanbank.com • Web: www.deccanbank.com

NOTICE FOR SALE
SALE OF ASSETS IN POSSESSION OF BANK UNDER THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002 Under rule 8 (6) & 9 of security interest (Enforcement) rules 2002.
 Offers are invited in two separate sealed envelopes i.e. **Technical Bid/Financial Bid** & both envelopes will be put in single cover so as to reach the undersigned on or before **19.03.2025 up to 05.30 p.m** for the sale of the following property in the possession of the Bank on **"as is where is and what is basis"** towards the recovery of its secured debts with interest, costs, charges etc. from borrowers/guarantors as stated hereunder:

NAME OF THE BORROWER	Sr No	PLOT NO.	PLOT AREA (SQ. MT)	RESERVE PRICE	EMD AMOUNT	DATE & TIME OF INSPECTION	DESCRIPTION OF THE PROPERTY
M/S. GREEN LIFESPACES :-	1	12	443	1578188	236728	07.03.2025 at 11.30 am	ALL THAT property consisting of NA Plots and construction there on, land bearing Survey No.30/1, 30/2, 30/3, 30/4 in the complex known as 'Green Willows' situated at village Shendrun Budruk, Taluka Shahapur, District Thane.
PARTNERS :-	2	13	416	1458250	218738		
1. MR. MANGAL LAXMAN CHAVAN	3	14	416	1458250	218738		
2. MRS. SAVITA MANGAL CHAVAN	4	15	416	1458250	218738		
	5	65	240	855000	128250		

The Bank Draft/Pay order of the EMD drawn in favour of The Deccan Merchants Co-op Bank Ltd., payable at Mumbai (the payment of EMD can also be made through NEFT/RTGS) should be accompanied with the offer which is refundable without interest if the bid is not successful. Tender Document i.e. Technical Bid/Financial Bid, will be available at Branch/Head Office of the Bank between **10.30 am to 5.00 pm** on all working days till **19.03.2025** on payment of **Rs. 3,000/-** (Non-Refundable.) The offers will be opened by the undersigned at **The Deccan Merchants Co-op Bank Ltd., H.O.: 217, Raja Ram Mohan Roy Road, Girgaon, Mumbai - 400 004 on 20.03.2025, at 11.30 a.m onwards.** The above said property for sale i.e. Plots are available for purchase a lot or individually by the purchasers. Preference will be given mostly to Purchaser to purchase property in a lot. The **OPEN** Auction bidding will also take place at the same time. Offerers may remain present and revise offer upwards. The successful Offer/bidder should deposit **25% (Inclusive of 15% EMD Amount)** of the bidding amount immediately after auction on the same day or not later than next working day and balance **75% within 15 days**, failing which the Bank shall forfeit the entire amount already paid by the offerer without any notice. The intending purchasers may inspect the above property for sale on date mentioned above. The Bank has not appointed any agent/brokers for sale. Enquiries, if any for terms and conditions of sale can be obtained from the undersigned. The Bank reserves its rights to reject any or all the offers received without assigning any reason.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT

The Borrower Guarantors are hereby given notice to pay the sum mentioned as above before the date of Auction failing which property will be sold in auction and balance if any will be recovered with interest and cost.

Date: 03.03.2025
Place: Mumbai

Sd/-
Authorised Officer
The Deccan Merchants Co-op Bank Ltd

The Borrower Guarantors are hereby given notice to pay the sum mentioned as above before the date of Auction failing which property will be sold in auction and balance if any will be recovered with interest and cost.

Date: 03.03.2025
Place: Mumbai

Sd/-
Authorised Officer
The Deccan Merchants Co-op Bank Ltd

FORM NO. CAA. 2
 [Pursuant to Section 230(3) and Rule 6 and 7]
BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, DIVISION BENCH - II CHENNAI
 CA/CAA/20/(CHE)/2024
 IN THE MATTER OF SECTION 230 TO 232 AND OTHER APPLICABLE PROVISIONS OF COMPANIES ACT, 2013
 AND
 IN THE MATTER OF SCHEME OF ARRANGEMENT
 BETWEEN
 SRI LAKSHMI SARASWATHI TEXTILES (ARNI) LIMITED
 AND
 SLST INDUSTRIES LIMITED
 AND
 THEIR RESPECTIVE SHAREHOLDERS & CREDITORS

SRI LAKSHMI SARASWATHI TEXTILES (ARNI) LIMITED,
No. 16, Krishnama Road, Nungambakkam, Chennai 600 034. ...APPLICANT/ DEMERGED COMPANY

SLST INDUSTRIES LIMITED,
No. 17, Krishnama Road, Nungambakkam, Chennai 600 034. ...APPLICANT / RESULTING COMPANY

NOTICE AND ADVERTISEMENT OF SEPARATE MEETINGS OF EQUITY SHAREHOLDERS, SECURED AND UNSECURED CREDITORS OF DEMERGED COMPANY

NOTICE is hereby given that by an Order dated October 08, 2024 read with revised Orders dated October 25, 2024 and February 10, 2025 (the 'Order'), the Hon'ble National Company Law Tribunal, Chennai Bench, has directed that in Company Petition No. CA (CAA)/ 20(CHE)/2024 has directed meetings of the Equity Shareholders, Secured and Unsecured Creditors of Demerged Company i.e. Sri Lakshmi Saraswathi Textiles (Arni) Limited and meetings of the Equity Shareholders and Unsecured Creditors of Resulting Company i.e. SLST Industries Limited to be held for the purpose of considering, and if thought fit, approving with or without modification, the Scheme of Arrangement proposed to be made between Sri Lakshmi Saraswathi Textiles (Arni) Limited (Demerged Company) and SLST Industries Limited (Resulting Company) and their respective Shareholders and Creditors.

In pursuance of the said order and as directed therein further notice is hereby given that separate meetings of Equity Shareholders, Secured creditors and Unsecured Creditors of the Demerged Company will be held through video conferencing on Friday, the 04th April, 2025 at the following timings:

Meetings	Timings
Equity Shareholders of Demerged Company	11:00 AM
Secured Creditors of Demerged Company	12:00 Noon</

