

Dev Accelerator Limited

(Formerly known as Dev Accelerator Private Limited)

C-01, The First Commercial Complex, B/h Keshavbaug Party Plot,
Nr. Shivalik High-street, Vastrapur, Ahmedabad- 380015, Gujarat

+917434883388 | connect@devx.work

CIN: L74999GJ2020PLC115984



February 02, 2026

To, BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai 400 001	To National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (East) Mumbai 400 051
Script Code: 544513	Trading Symbol: DEVX

Dear Sir/ Madam,

Sub: Newspaper Advertisements – Unaudited Financial Results for the quarter ended December 31, 2025

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we would like to inform you that the Unaudited Financial Results (standalone and consolidated) of the Company for the quarter ended December 31, 2025, has been published on February 02, 2026 in the following newspapers:

- Business Standard (English)
- Jai Hind (Gujarati)

The relevant copies of the said newspapers are enclosed herewith.

This is for your information and record.

Thanking you

Yours faithfully,

For **Dev Accelerator Limited**

(Formerly Known as Dev Accelerator Private Limited)

Anjan Trivedi
Company Secretary & Compliance Officer

Encl: As above



ANKLESHWAR BRANCH, SHOP NO. 4 AND 5,
NEAR RAJKAMAL BUILDING, OLD N.H. NO.8,
ANKLESHWAR GIDC, PH: 02646-225925

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the Authorized Officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 11/11/2025, Calling upon the borrower(s) Mr. Gulam Husen Ahmed Patel and Mr. Mohd. Zuber Ahmed Patel with our GIDC Ankleshwar Branch to repay the amount mentioned in the notice being Rs.14,90,531.81 (Rupees Fourteen Lakhs Ninety Thousand Five Hundred Thirty One and Paise Eighty One Only) within 60 days from the date of receipt of the said notice.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 8 and 9 of the said rules on this 29th Day of January of the year 2026.

The borrower(s) in particular 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 the Indian Bank for an amount of Rs.14,42,502.82 (Rupees Fourteen Lakhs Forty Two Thousand Five Hundred Two and Paise Eighty Two Only) as on 27/01/2026 and interest thereon.

The borrower's attention is invited to the provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immovable Property

All that Part and Parcel of Equitable Mortgage of Property building bearing Gahban Plot No 136, Panchayat Property no 136, admeasuring 395.48 square meters, with all appurtenances pertaining thereto, bearing panchayat property no 136 at village- Sangpur, Taluka. Ankleshwar, District- Bharuch, within the state of Gujarat, standing in the name of Mr. Gulam Husen Ahmed Patel and Mr. Mohd. Zuber Ahmed Patel. The boundaries of the Property are: North: House of Patel, South: House of Shankarhai Patel, East: Road, West: Road.

Date: 29/01/2026
Place: Ankleshwar

Chief Manager & Authorized Officer, Indian Bank.



ANKLESHWAR BRANCH, SHOP NO. 4 AND 5,
NEAR RAJKAMAL BUILDING, OLD N.H. NO.8,
ANKLESHWAR GIDC, PH: 02646-225925

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the Authorized Officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 05/06/2025, Calling upon the borrower & Guarantor, Mr. Rajeshbhai Ramabhai Patel and Mr. Pares Kumar Patel with our GIDC Ankleshwar Branch to repay the amount mentioned in the notice being Rs.10,28,969.55 (Rupees Ten Lakhs Twenty Eight Thousand Nine Hundred Sixty Nine and Paise Fifty Five Only) within 60 days from the date of receipt of the said notice.

The borrower & Guarantor having failed to repay the amount, notice is hereby given to the borrower & Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 8 and 9 of the said rules on this 29th Day of January of the year 2026.

The borrower & Guarantor in particular 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 the Indian Bank for an amount of Rs.10,90,668.92 (Rupees Ten Lakhs Ninety Thousand Six Hundred Sixty Eight and Paise Ninety Only) as on 21/01/2026 and interest thereon.

The borrower's attention is invited to the provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immovable Property

All that Part and Parcel of property bearing Flat No. B/202, Second Floor built up Area 59.00 Sq. Mts and undivided share of land area 39.53 Sq. Mts made out in Shri Abhishek Apartment of Shri Abhishek Co. Op. Hsg Soc Ltd. of R.S. No. 282 & 246 paiki Plot No. H/3183 paiki situated within the limits of Village Bhaodkara, Sub Dist Ankleshwar and Dist Bharuch. Boundaries: North: Society Compound Wall, South: Flat No. B/203, East: Society Compound Wall, West: Flat No. B/201.

Date: 29/01/2026
Place: Ankleshwar

Chief Manager & Authorized Officer, Indian Bank.



ANKLESHWAR BRANCH, SHOP NO. 4 AND 5,
NEAR RAJKAMAL BUILDING, OLD N.H. NO.8,
ANKLESHWAR GIDC, PH: 02646-225925

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the authorized officer of Bank of Baroda, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of Powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002 issued a Demand Notice dated 10-05-2021 calling upon the borrower Shri Jayesh Rameshchandra Suthar (Borrower), Smt. Kamabinen Jayeshbhai Suthar (Co-Borrower) to repay the amount mentioned in the notice being Rs. 7,10,718.22/- (Rupees Seven Lakh Ten Thousand Seven Hundred Eighteen Rupees & Twenty Two Paise Only) and interest thereon plus Other Charges within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules 2002 on this 28th January 2026.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.

The borrower in particular 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 the Indian Bank for an amount of Rs.12,82,103.89 (Rupees Six Lakhs Eighty Two Thousand One Hundred Three Only) as on 21/01/2026 and interest thereon.

The borrower's attention is invited to the provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

All that piece and parcel of immovable residential property being flat no. 310, 3rd floor construction admeasuring 45.68 sq. mtrs. And undivided share admeasuring 14.01 sq. mtrs. And common land admeasuring 4.59 sq. mtrs. . Thereon in the scheme known as Aditya Complex situated and constructed on land bearing city survey no. 31 & 32 admeasuring 593.28 sq. mtrs. of village mouje tarsali in reg. dist. Vadodara and sub- district Vadodara in the name of Mr. Jayesh Rameshchandra Suthar. The said property is bounded as under: East: O.T.S. West: O.T.S. North: Flat No. 311 South: Mouje Space.

Date: 29/01/2026
Place: Vadodara

Authorised Officer, Bank of Baroda



ANKLESHWAR BRANCH, SHOP NO. 4 AND 5,
NEAR RAJKAMAL BUILDING, OLD N.H. NO.8,
ANKLESHWAR GIDC, PH: 02646-225925

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Where as, The undersigned being the Authorized Officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002 issued a Demand Notice dated 06/07/2024 and Published on 24/07/2024, Calling upon the borrower(s) Mr. Kaushik Banshil Solanki and Mrs. Jyotsanaben Solanki with our GIDC Ankleshwar Branch to repay the amount mentioned in the notice being Rs. 4,8,388.98 (Rupees Five Lakhs Eighty Four Thousand Three Hundred Eighty Eight and Paise Ninety Eight Only) within 60 days from the date of receipt of the said notice.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 and 9 of the said rules on this 29th Day of January 2026.

The borrower(s) in particular 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 the Indian Bank for an amount of Rs.12,82,103.89 (Rupees Six Lakhs Eighty Two Thousand One Hundred Three Only) as on 21/01/2026 and interest thereon.

The borrower's attention is invited to the provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immovable Property

All that Part and Parcel of property bearing Flats bearing Flat No. 103, 1st Floor built up Area 47.56 Sq. Mts. And Undivided Share of land area 4.75 Sq. Mts. made out in Krishna Apartment of Survey No. 181/1/1 Paiki Plot No. - 13 Paiki situated within the limits of Village - Gadkholi, Sub - District: Ankleshwar & Dist: Bharuch. Bounded by: North: Flat No. 102, South: Margin Land & Other Plot, West: Passage & Flat No. 104.

Date: 29/01/2026
Place: Ankleshwar

Chief Manager & Authorized Officer, Indian Bank.



DEV ACCELERATOR LIMITED
(Formerly known as Dev Accelerator Private Limited)

CIN : L74999GJ2020PLC115984

Registered Office : C-01, The First Commercial Complex, Behind Keshavbaug Party Plot, Vastrapur, Ahmedabad, Gujarat - 380015, India.

STATEMENT OF UNAUDITED FINANCIAL RESULTS (STANDALONE & CONSOLIDATED) FOR THE QUARTER ENDED ON DECEMBER 31, 2025

In compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the Board of Directors of the Dev Accelerator Limited ("the Company") at its meeting held on January 31, 2026, approved the unaudited financial results (Standalone and Consolidated) of the Company for the quarter ended on December 31, 2025 ("Financial Results").

The Financial Results along with the Limited Review Report issued by M/s. Nisarg J. Shah & Co., Chartered Accountants (FRN : 128310W), Statutory Auditors of the Company are available on the website of the Company at <https://www.devx.work/investor-relations/financials>, and on the websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively.

In compliance with Regulation 47 of the SEBI Listing Regulations, we hereby notify that the same can also be accessed by scanning the following Quick Response (QR) code:

For Dev Accelerator Limited
(Formerly known as Dev Accelerator Private Limited)

sd/-

Umesh Uttamchandani

Managing Director - DIN : 07496443



Date : January 31, 2026

Place : Ahmedabad

Note: The above information is in accordance with Regulation 33 read with Regulation 47(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.



ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266

Branch Office- G-Corp Tech Park, 8th Floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

SUBSTITUTED SERVICE OF NOTICE U/s.13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per BRI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sr. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan Account No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice/As on Date
1.	SANGITABEN ASHOKKUMAR MODI (In the Capacity Of Available Legal Heir Of Late Ashokkumar Chimanlal Modi) Shop No. G-29, Ground Floor, Gokuldharam Arcade, Palanpur Masarovar Lake Road, Near Malbar Society, Opp Gurukul Nakshatra Heights, Palanpur, Banaskantha, Gujarat, 385001. 3. SANGITABEN ASHOKKUMAR MODI (In the Capacity Of Available Legal Heir Of Late Ashokkumar Chimanlal Modi) Malivas, Near Super Market, Out Side Dili Height, Palanpur, Banaskantha, Gujarat, 385001. 5. SANGITABEN ASHOKKUMAR MODI (In the Capacity Of Available Legal Heir Of Late Ashokkumar Chimanlal Modi) Shop No. 3, Near Maheshwari Hall, Mahila Mandal, Banaskantha, Gujarat, 385001.	01.01.2026	28.01.2026 Old notice dated 09.01.2026 withdrawn.	Rs. 13,83,574.56/- (Rupees Thirteen Lac Eighty three thousand five hundred and seventy four and fifty six paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 22.01.2026
2.	BAROT DIPAKBEN RAJNINKANT (In the Capacity Of Available Legal Heir Of Late Barot Rajanikant Karshankhai) Milkat No. 2146, Ground Floor, Barot Faliyu, Revenue Record No Milkat No. 2146, Barot Faliyu, Turiwas, Mouje Kathali, Talukha, Dist. Kheda, Gujarat, 387630. 2. BAROT DIPAKBEN RAJNINKANT Milkat No. 2146, Ground Floor, Barot Faliyu, Revenue Record No Milkat No. 2146, Barot Faliyu, Turiwas, Mouje Kathali, Talukha, Dist. Kheda, Gujarat, 387630	01.01.2026	28.01.2026 Old notice dated 16.01.2026 withdrawn.	Rs. 7,54,246.82/- (Rupees Seven Lac fifty four thousand two hundred forty six and eighty two paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 22.01.2026
3.	BAROT DIPAKBEN RAJNINKANT Kathali Kheda, Turiwas, Kheda, Gujarat, 387630			
	Loan Account No. LNMLAP-1024023413 & LNMLAP-1024023410			

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece And Parcel Of Residential Property Bearing Nagarpalika Milkat No. 2146 (Admeasuring 47.79 Sq. Mtrs. As Per City Survey Property Card) Situated In "Barotfaliyu (Turiwas)" Situated City Survey No. 1987. Mouje Kathali, Taluka, Kathali, District & Sub District: Kheda, Gujarat, 387630. **Boundaries Of The Flat:** North: Milkat No. 2147 Barot Amruthai, East: Society Road, South: Milkat No. 2149 Barot Amruthai, West: Karishan Faliyu **Boundaries Of The Land North:** By Multi Storied Building South: By 25 wide P.K. Guha Road, East: By Property Of Suman Barai, Panch. Poddar.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences. Please note that as per section 13(3) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL and no further step shall be taken by ABHFL for transfer or sale of that secured asset.

Date: 02.02.2026
Place: AHMEDABAD

Sd/- Authorised Officer
(Aditya B

