

03<sup>rd</sup> July, 2026

<b>BSE Ltd.</b> Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai 400 001. <b>Scrip Code: 532782</b>	<b>National Stock Exchange of India Ltd.</b> Exchange Plaza, 5 <sup>th</sup> Floor, Plot No. C/1, G-Block, Bandra - Kurla Complex, Bandra (E), Mumbai 400 051. <b>Scrip Code: SUTLEJTEX</b>
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Dear Sirs / Madam,

**Sub: Notice of 21<sup>st</sup> Annual General Meeting - Newspaper Publication**

Further to our letter dated 02<sup>nd</sup> July, 2026 and pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the newspaper advertisement published in Business Standard (English) and Dainik Bhaskar (Hindi) with regard to the 21<sup>st</sup> (Twenty First) Annual General Meeting of the Company.

You are requested to take note of the same.

Thanking you

Yours faithfully  
For **Sutlej Textiles and Industries Limited**

Manoj Contractor  
Company Secretary and Compliance Officer



# Indian Hotels checks into next growth phase

Demand revival, higher room rates keep earnings outlook strong

RAM PRASAD SAHU  
Mumbai, 2 July

A favourable base effect, improving domestic demand, and the spillover of deferred events from the fourth quarter (January-March/Q4) of 2025-26 aided the performance of Indian hotel majors in the first quarter (April-June/Q1) of 2026-27 (FY27). Within the sector, the largest player, Indian Hotels Company Ltd (IHCL), is expected to benefit from higher room rates and rising occupancy levels during the quarter.

In the medium term, its portfolio of brands, expansion pipeline, and the demand-supply mismatch should support revenue and profit growth. The stock has gained 12 per cent over the past month and 24 per cent over the past three months. Further upside will depend on operational metrics in Q1FY27 and the pace of recovery during FY27.

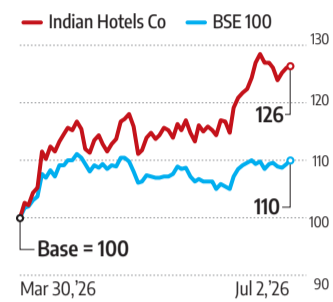
While Q1FY27 was affected by travel disruptions and elevated airfares, the hotel sector delivered a resilient performance. According to analysts led by Vikas Ahuja of Antique Stock Broking, growth during the quarter was driven by strong domestic demand, which offset lower foreign tourist arrivals, incremental demand from rescheduled weddings, large diplomatic events such as Brics 2026, and a low base from last year.

Brokers expect IHCL to post revenue per available room (RevPAR) growth of 11-12 per cent, driven by a 9 per cent increase in room rates across key markets and a 200-basis-point rise in occupancy. Revenue is expected to grow 14 per cent, aided by acquisitions (Brij Hospitality, Clarks Hotels & Resorts, and Atmantan, which will contribute for the first full year) and the addition of 100 keys in Varanasi. The company is guiding for double-digit revenue growth of 12-14 per cent in FY27, with upside if the West Asia tensions stabilise.

At the sector level, Motilal Oswal remains positive, citing healthy



## Robust sentiment



Sources: Bloomberg, BSE

structural tailwinds, favourable demand-supply dynamics, and rising domestic travel stoked by increasing MICE (meetings, incentives, conferences, and exhibitions) activity, weddings, cultural events, leisure travel, and corporate travel. The brokerage has a "buy" rating on IHCL, with a target price of ₹820.

Growth over the medium term is expected to be driven by new businesses, recent acquisitions, and room expansion. The company signed a record 250 hotels and opened 132 during the year, taking its operating portfolio to 373 hotels with 33,000 rooms.

Its total portfolio has expanded to 630 hotels, with most of the incremental room additions coming

through its capital-light expansion model. Strategic additions across the wellness, boutique, and experiential leisure segments, along with its portfolio of 14 brands, position the company to achieve its target of 700 hotels by 2030.

Analysts Adhidev Chattopadhyay and Saishwar Ravekar of ICICI Securities believe the company's strong pipeline of keys, coupled with high single-digit industry RevPAR growth and contributions from new businesses and management fees, could enable mid-teens growth in revenue and operating profit over the medium term. The brokerage has maintained its "buy" rating and raised its target price to ₹925.

Its net cash position of ₹4,300 crore as of March should support acquisitions. Analysts at JM Financial, led by Sumit Kumar, point out that gross liquidity of more than ₹4,300 crore provides ample room for both organic and inorganic growth.

According to them, the company has multiple growth levers, including asset-light expansion over the next four to five years with 31,000 rooms in the pipeline, a higher contribution from new businesses, and same-store growth driven by higher room rates. The brokerage has a "buy" rating with a target price of ₹850.



## Use housing sales slowdown to negotiate better deal

KARTHIK JEROME

Housing sales across the top seven cities fell 6 per cent year-on-year, from 96,285 units in the second quarter (Q2) of 2025 (CY25) to 90,715 units in Q2CY26, according to data from real estate consultancy ANAROCK. Pune, Mumbai Metropolitan Region (MMR), National Capital Region (NCR) and Chennai recorded year-on-year declines. The fall ranged from 6 per cent to 15 per cent.

### Why sales slowed

Geopolitical uncertainty weighed on buyer sentiment. "The conflict disrupted supply chains and weakened buyer sentiment considerably," says Santhosh Kumar, vice chairman, ANAROCK Group.

Worries related to artificial intelligence (AI) have also played a part. "Job-market concerns in the information technology (IT) and IT-enabled services (ITeS) sectors have also affected buyer sentiment," says Ravi Shankar Singh, managing director, residential transaction services, Colliers India.

Constant price increases over the past few years have hurt affordability.

Strong sales last year also cre-

ated a high base.

### Developers holding the price line

Average residential prices across the top seven cities rose 7 per cent year-on-year in Q2 2026, according to ANAROCK. "The market is seeing some plateauing, but no meaningful correction," says Kumar. Large listed developers can absorb a sales slowdown without cutting prices.

### Scope for negotiating

Large listed developers face reputational risks if they announce price cuts. "Negotiations can, however, lead to discounts of 5-10 per cent in some cases," says Singh.

Discounts are more likely in ready-to-move homes. "Buyers could also get a discount in projects with sizeable unsold stock," says Kumar.

The scope varies by market. "Cities with high inventory build-up, like Bengaluru and Mumbai Metropolitan Region, offer more room for bargaining," says Kumar.

Buyers with cash for outright purchase, or those with pre-approved home loans, can negotiate harder.

### Scrutinise payment plans

Developers may offer deferred payment plans, like 20:80 and 10:90, instead of direct discounts. Some now offer 1 per cent monthly payment plans, allowing buyers to avoid a loan during the construction period and take it at possession.

"This can reduce the eventual home-loan requirement from about 80 per cent to about 40-45 per cent," says Pankaj Kapoor, founder, Lias Foras.

"Such schemes should not come loaded with a higher base price," says Kumar.

### Negotiation tips

Buyers should bargain not just on the base price, but also on floor-rise charges, preferential location charges, parking costs and amenity fees.

Time the visit well. "Visit projects around quarter-end, when sales teams are under pressure to close deals," says Kumar. Quotes from two or three competing projects can strengthen a buyer's case.

### When waiting can be counterproductive

Prices have not corrected yet. "There is no guarantee that a wide-spread price correction will occur," says Anupam Rastogi, co-founder and chief business officer, Square Yards.

At the all-India level, inventory is at a comfortable 20 months. "An overhang of 24 months is considered optimum. Anything below that is viewed as healthy," says Kapoor.

Rental yields support buying. "Strong rental yields indicate that appreciation is

## Prices continue to rise at aggregate level

City	Q2CY26 (₹/sq ft)	Price change Y-o-Y (%)
NCR	9,810	13
Bengaluru	9,450	8
Hyderabad	8,090	6
Kolkata	6,345	6
Pune	8,300	5
MMR	17,780	4
Chennai	7,250	4
Average*	9,575	7

\*For seven cities; These are basic sale prices based on built-up area. Source: ANAROCK Research & Advisory

more likely," says Kapoor.

Waiting has costs. "Renting involves annual rent escalations of 5-8 per cent, which can eliminate the perceived savings from delaying homeownership," says Kumar.

New launches are moving to peripheral locations. "Waiting may also mean missing preferred inventory, future price appreciation, and infrastructure-led value creation," says Singh.

Waiting can help if a buyer is evaluating smaller developers under financial stress, or stressed micro-markets. "Waiting also gives buyers more time to strengthen their financial position," says Rastogi.

### Run these checks

Avoid builders with very large commitments. "They could default on deliveries or delay them," says Kapoor. Rental yield should preferably exceed 3-3.5 per cent.

"Reputable developers, project quality, and long-term livability should be the buyer's primary focus," says Rastogi.

## Months and years: How to set time horizon for your investments

A fundamental thing about investments is time. It determines how your money will grow. A common term that most people come across in investments is time horizon. It refers to the duration — months or years — for which an investor is required to hold the investment to achieve the desired outcome.

Short-term investments range

from a few months to three years and suit people nearing retirement. Some options to consider include short-term deposits, liquid mutual funds, savings accounts and short-term bonds.

Medium-term investments range from three to seven years. This category helps investors who are willing to take moderate risks while focusing

on generating returns despite some volatility. Hybrid mutual funds, which combine debt and equity investments, are an example of this type of investment.

Long-term investments span seven to 10 years or more, and aim to compound growth and create wealth. Such investments can withstand short-term market volatility because

there are also recovery periods. Equity mutual funds, stocks and retirement schemes are some examples of long-term investments.

Reviewing short-term investments monthly or quarterly, and long-term investments monthly, quarterly, or annually, allows investors to adjust their plans according to market conditions.

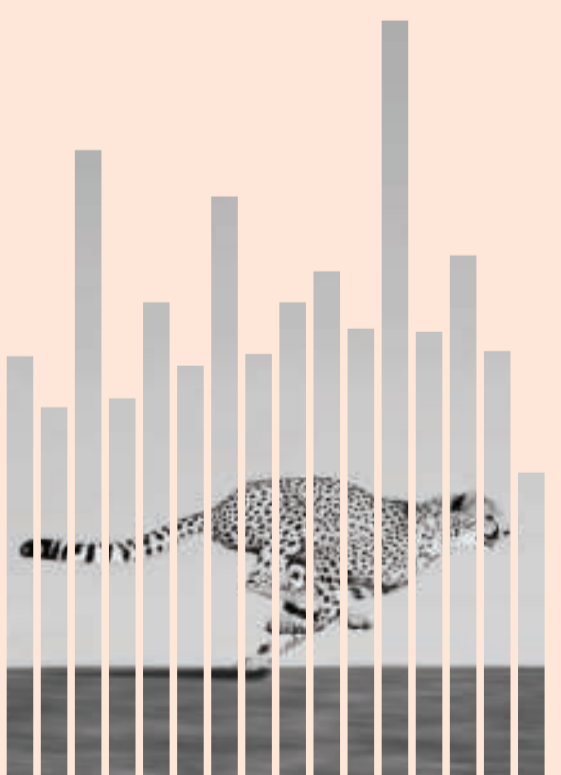
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COMPILED BY PALLAV NAYAK

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## SUTLEJ TEXTILES AND INDUSTRIES LIMITED

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Email: [investor.relations@sutlejtextiles.com](mailto:investor.relations@sutlejtextiles.com) Website: [www.sutlejtextiles.com](http://www.sutlejtextiles.com)

### NOTICE OF 21<sup>st</sup> ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

Notice is hereby given that the Twenty First Annual General Meeting (AGM) of Sutej Textiles and Industries Limited (the Company) will be held on Monday, 27<sup>th</sup> July, 2026 at 3.00 p.m. (IST) through Video Conference (VC) / Other Audio Visual Means (OAVM) to transact the business, as set out in the Notice of the AGM.

The AGM will be convened in compliance with applicable provisions of the Companies Act, 2013 (the Act) and the Rules made thereunder; provisions of the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosures Requirements) Regulations, 2015 (Listing Regulations), applicable Secretarial Standards and the provisions of General Circular No. 03/2025 dated 22<sup>nd</sup> September, 2025 issued by the Ministry of Corporate Affairs, Government of India (MCA) and other applicable circulars issued by MCA/SEBI (collectively referred to as MCA and SEBI Circulars).

In compliance with above mentioned provisions, Notice of the 21<sup>st</sup> AGM and the Annual Report has been emailed only to those Members whose email IDs are registered with the Company / Registrar and Share Transfer Agent (RTA)/ Depository Participant(s). The electronic dispatch of Annual Report and Notice of AGM to Members has been completed on Thursday, 02<sup>nd</sup> July, 2026. Also, a letter providing a web-link for accessing the AGM Notice and the Annual Report has been sent to those Members who have not registered their E-mail addresses.

The Notice of 21<sup>st</sup> AGM and the Annual Report for the financial year 2025-26 are available on the Company's website [www.sutlejtextiles.com](http://www.sutlejtextiles.com), website of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) respectively, and on the website of National Securities Depository Ltd. (NSDL) at [www.evoting.nsdl.com](http://www.evoting.nsdl.com).

**Instructions for Remote e-Voting and e-Voting during AGM:**  
In compliance with the provisions of Section 108 of the Act, read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended by the Companies (Management and Administration) Amendment Rules, 2015 and Regulation 44 of the Listing Regulations read with SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09<sup>th</sup> December, 2020 relating to 'e-Voting Facility Provided by Listed Entities', the Company is pleased to provide its Members facility of remote e-Voting and e-Voting during the AGM. As per SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09<sup>th</sup> December, 2020 e-Voting process will also be enabled for all individual demat account holders, by way of a single login credential through their demat accounts / websites of Depository Participant(s). The Company has engaged the services of NSDL for providing e-Voting service. Members are hereby informed that the Ordinary and Special Business, as set out in the Notice of 21<sup>st</sup> AGM will be transacted only through voting by electronic means. The process for remote e-Voting and e-Voting at the AGM is provided in the Notice of 21<sup>st</sup> AGM.

The remote e-Voting will commence on Thursday, 23<sup>rd</sup> July, 2026 (9.00 a.m. IST) and end on Sunday, 26<sup>th</sup> July, 2026 (5.00 p.m. IST). The remote e-Voting module will be disabled by NSDL thereafter. Once the vote is cast by a Member, he/she will not be allowed to change it subsequently.

Members attending the AGM through VC / OAVM and who have not cast their vote on the resolutions forming part of the Notice through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting facility provided during the AGM. Members who have cast their vote through remote e-Voting prior to the AGM can attend the AGM but will not be entitled to cast their vote again.

The Cut-off date for determining the eligibility of Members for voting through remote e-Voting and e-Voting at the AGM is Monday, 20<sup>th</sup> July, 2026.

Any person, who acquires shares of the Company and becomes a Member of the Company after the dispatch of Notice of the AGM and holding shares as on the cut-off date i.e. Monday, 20<sup>th</sup> July, 2026, may obtain the login ID and password by sending a request at [evoting@nsdl.com](mailto:evoting@nsdl.com).

The procedure for remote e-Voting and e-Voting at the AGM is provided in the notes to the Notice of the 21<sup>st</sup> AGM. Members, who need assistance for participating in AGM through VC, can contact Ms. Pallavi Mhatre, Senior Manager, NSDL at [evoting@nsdl.com](mailto:evoting@nsdl.com) or through telephone on the number: 022 - 4886 7000. In case of any queries relating to e-Voting, Members may refer to the Frequently Asked Questions (FAQs) for Members and e-Voting user manual for Members available at the Downloads Section of NSDL e-Voting website at <https://www.evoting.nsdl.com> or contact NSDL at the following no.: 022-4886 7000 / [evoting@nsdl.com](mailto:evoting@nsdl.com).

### Procedure to be followed by those Members whose e-mail ids are not registered with the depositories for procuring user id and password and registration of e-mail ids for e-Voting for the resolutions set out in AGM Notice:

- In case shares are held in physical mode, Members are requested to provide duly filled and signed Form ISR 1 alongwith self-attested copy of the PAN card and self-attested copy of any document (eg. Aadhaar Card, Driving License, Voter Identity Card, Passport) in support of the address of the Member, to MUFG Intime India Private Limited, C-101, Embassy 247, Lal Bahadur Shastri Marg, Vikhroli (W), Mumbai - 400 083, Contact No. (+91) 810 811 6767; Email Id: [investor.helpdesk@in.mpmf.com](mailto:investor.helpdesk@in.mpmf.com).
- In case shares are held in demat mode, Members are requested to register / update their email addresses with the relevant Depository Participants (DP).
- Alternatively Member may send an e-mail request to [evoting@nsdl.com](mailto:evoting@nsdl.com) for obtaining User ID and Password by providing the details mentioned in Point (a) or (b) as the case may be.

**Procedure for joining the AGM through VC / OAVM and live webcast of AGM proceedings:**  
Members will be able to attend the AGM through VC / OAVM or view the live webcast of the AGM at <https://www.evoting.nsdl.com> by using their remote e-Voting login credentials and selecting the EVEN for Company's AGM. The detailed procedure for attending the AGM through VC / OAVM is mentioned in Notes to the Notice of AGM. Members are requested to carefully read all the notes set out in the Notice of the AGM and in particular, instructions for joining the AGM, manner of casting vote through remote e-Voting or e-Voting at the AGM.

For Sutej Textiles and Industries Limited  
Sd/-  
Manoj Contractor  
Company Secretary and Compliance Officer

Place : Mumbai  
Date : 02<sup>nd</sup> July, 2026



## MIRZA INTERNATIONAL LIMITED

CIN: L19129UP1979PLC004821  
Registered Office : : A 71, Sector 136, Noida 201 301, Uttar Pradesh.  
Tel. : + 91 120 7158766  
Website: [www.mirza.co.in](http://www.mirza.co.in); E-mail: [compliance@mirzaindia.com](mailto:compliance@mirzaindia.com)

### NOTICE TO THE MEMBERS FOR 47<sup>th</sup> ANNUAL GENERAL MEETING

Notice is hereby given that the 47<sup>th</sup> Annual General Meeting (AGM) of the Members of Mirza International Limited ("the Company") is scheduled to be held on **Saturday, August 1, 2026 at 11:30 A.M. (IST)** through Video Conference / Other Audio Visual means to transact the businesses as out in the Notice convening the AGM which will be circulated to the Members.

This is in compliance with the applicable provisions of the Companies Act, 2013 and the Rules made thereunder and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with the Ministry of Corporate Affairs ("MCA") General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020 and subsequent circulars issued in this regard, the latest being 03/2025 dated September 22, 2025 (collectively referred to as "MCA Circulars").

In accordance with the aforesaid MCA Circulars the Notice of the AGM along with the Annual Report of the Company for the Financial Year 2025-26 will be sent electronically to those Members whose e-mail addresses are registered with the Company/Registrar and Share Transfer Agent/Depository Participant(s)/Depositories. The Company shall send a physical copy of the Annual Report to those Members who request for the same at [compliance@mirzaindia.com](mailto:compliance@mirzaindia.com) mentioning their Folio no./DP ID and Client ID.

The Notice of the AGM alongwith the Annual Report 2025-26 will also be available on the Company's website at [www.mirza.co.in](http://www.mirza.co.in) and on the website of Stock Exchanges, i.e., at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com), respectively and on the website of NSDL (agency for providing the Remote e-voting facility) i.e., [www.evoting.nsdl.com](http://www.evoting.nsdl.com).

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. Friday, July 24, 2026, only shall be entitled to avail the facility of remote e-voting as well as e-voting in the AGM.

- Any person who becomes a Member of the Company after dispatching the Notice of AGM and holding shares as on the cut-off date i.e., on close of business hours of Friday, July 24, 2026, may contact NSDL to obtain User ID and password for remote e-voting.
- The remote e-voting facility shall commence on Wednesday, July 29, 2026 at 9:00 A.M. (IST) and ends on Friday, July 31, 2026 at 5:00 P.M. (IST). The remote e-voting shall not be allowed beyond the said date and time.
- Members who have cast their votes by remote e-voting prior to the AGM may attend the AGM but shall not be entitled to cast their votes again thereat.
- Members who have not casted their votes through remote e-voting may cast their vote at the AGM through e-voting system.
- Mr. Debabrata Deb Nath, Company Secretary in Practice (FCS No. 7775, CP No. 8612) has been appointed as the Scrutinizer to scrutinize remote e-voting process and voting by ballot at the meeting in a fair and transparent manner.
- In case of any queries, the Members may refer the Frequently Asked Questions (FAQs) for shareholders and e-voting User Manual for shareholders available at the download section of [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or contact Mr. Kaushal Kumar of NSDL at 022-4886 7000.

The results of voting (both remote e-voting and ballot paper) shall be announced by the Chairman or any other person authorized by him at the Registered Office of the Company upon receipt of Consolidated Scrutinizer's Report from the Scrutinizer after the AGM. The results declared alongwith Scrutinizers' Report shall be placed on the website of the Company i.e., [www.mirza.co.in](http://www.mirza.co.in) for information to the Members, besides being communicated to BSE Limited and National Stock Exchange of India Limited.

By order of the Board of Directors  
For **Mirza International Limited**

Place : Noida  
Date : July 02, 2026

Sd/-  
(Harshita Nagar)  
Company Secretary & Compliance Officer

