FINANCIAL EXPRESS

COMPANY SECRETARY AND

COMPLIANCE OFFICER

PEL ATRO

No.403, 7th A Main, 1st Block HRBR Layout,

Email Id: company.secretary@pelatro.com

Investors can contact the Company Secretary

and Compliance Officer or the BRLM or the

Registrar to the Issue in case of any pre-Issue or

post-issue related problems, such as non-receipt

of letters of Allotment, non-credit of Allotted

Equity Shares in the respective beneficiary

Bangalore - 560 043, Karnataka, India

Khushboo Sharma

Tel: +91 80 4903 3200

Website: www.pelatro.com

account and refund orders, etc.

...Continued from previous page



Simple, Safe, Smart way of Application - Make use of it!!!

*Applications Supported by Blocked Amount ("ASBA") is a better way of applying to issues by simply blocking the fund in the bank account. For details, check section on ASBA below. Mandatory in public issue. No cheque will be accepted.



UPI - Now available in ASBA for Retail Institutional Investor and Non-Institutional Investor Investor also have an option to submit the application directly to the ASBA Bank (SCSBs) or to use the facility of linked online trading, demat and bank account. Investors are required to ensure that the Bank Account used for bidding is linked to their PAN linked with Aadhaar and are in Compliance with CBDT notification dated February 13, 2020 and press release dated September 17, 2021 and CBDT circular no.7 of 2022, dated March 30, 2022, read with press release dated March 28,

For details on ASBA and UPI process, please refer to the details given in Application Form, Abridged Prospectus, General Information Document for investing in the public issue and also please refer to Section "Issue Procedure" beginning on page 299 of the Red Herring Prospectus. The process is also available on the website of Book Running Lead Manager to the Issue, and the website of National Stock Exchange of India Limited ("NSE") and in General Information Document ("GID") for investing in the Public Issue. ASBA Application Forms can be downloaded from the website of NSE and can be obtained from the list of banks that is displayed on the website of the Securities and Exchange Board of India ("SEBI") at www.sebi.gov.in. List of banks supporting UPI is also available on the website of SEBI at www.sebi.gov.in. For the list of UPI Apps and Banks live on IPO, please refer to the link www.sebi.gov.in.

IN TERMS OF THE SEBI CIRCULAR NO. CIR/CFD/POLICYCELL/11/2015, DATED NOVEMBER 10, 2015 AND THE ALL-POTENTIAL INVESTORS SHALL PARTICIPATE IN THE ISSUE ONLY THROUGH AN APPLICATION SUPPORTED BY BLOCKED AMOUNT ("ASBA") PROCESS PROVIDING DETAILS ABOUT THE BANK ACCOUNT WHICH WILL BE BLOCKED BY THE SELF-CERTIFIED SYNDICATE BANKS ("SCSBS") FOR THE SAME. FURTHER PURSUANT TO SEBI CIRCULAR BEARING NO. SEBI/HO/CFD/TPD1/CIR/P/2023/140, FOR IMPLEMENTATION OF PHASE III FOR UPI FACILITY, WHICH IS EFFECTIVE FROM DECEMBER 01, 2023 ON MANDATORY BASIS, ALL POTENTIAL BIDDERS (EXCEPT ANCHOR INVESTORS) ARE REQUIRED TO MANDATORILY UTILIZE THE APPLICATION SUPPORTED BY BLOCKED AMOUNT ("ASBA") PROCESS PROVIDING DETAILS OF THEIR RESPECTIVE ASBA ACCOUNTS OR UPI ID (IN CASE OF RIIS), IN WHICH THE CORRESPONDING APPLICATION AMOUNTS WILL BE BLOCKED BY THE SCSBS OR UNDER THE UPI MECHANISM, AS APPLICABLE.

PROPOSED LISTING: The Equity Shares of our Company offered through the Red Herring Prospectus are proposed to be listed on the EMERGE Platform of National Stock Exchange of India Limited in terms of the Chapter IX of the SEBI (ICDR) Regulations, 2018 as amended from time to time. Our Company has received an In-Principle approval letter dated September 9, 2024 from National Stock Exchange of India Limited for using its name in the Red Herring Prospectus for listing of our shares on the EMERGE Platform of National Stock Exchange of India Limited. For the purposes of the Issue, the Designated Stock Exchange shall be EMERGE Platform of National Stock Exchange of India Limited.

DISCLAIMER CLAUSE OF NSE (THE DESIGNATED STOCK EXCHANGE):

"It is to be distinctly understood that the permission given by NSE should not in any way be deemed or construed that the Offer Document has been cleared or approved by NSE nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Offer Document for the full text of the 'Disclaimer Clause of NSE".

DISCLAIMER CLAUSE OF SECURITIES AND EXCHANGE BOARD OF INDIA (SEBI"):

Since the Issue is being made in terms of Chapter IX of the SEBI (ICDR) Regulations, 2018, the Red Herring Prospectus was filed with SEBI. In terms of the SEBI Regulations, the SEBI shall not issue any observation on the Issue Document. Hence there is no such specific disclaimer clause of SEBI. However, investors may refer to the entire 'Disclaimer Clause of SEBI' beginning on page 281 of the RHP.

In making an investment decision, potential investors must rely on the information included in the Red Herring Prospectus and the terms of the Issue, including the risks involved and not rely on any other external sources of information about the Issue available in any manner.

BASIS OF ISSUE PRICE: The Price Band, Floor Price and Issue Price will be determined by our Company, in consultation with the Book Running Lead Manager, on the basis of assessment of market demand for the Equity Shares Issued through the Book Building Process and on the basis of the quantitative and qualitative factors. The financial data presented in chapter "Basis of Issue Price" on page 99 of the Red Herring Prospectus are based on Company's Restated Consolidated Financial Statements. Investors should also refer to "Our Business", "Risk Factors", "Financial Information" and "Management's Discussion and Analysis of Financial Position and Results of Operations" on pages 127, 28, 195 and 256, respectively, of the Red Herring Prospectus to have an informed view before making an investment decision.

INFORMATION AS REQUIRED UNDER SECTION 30 OF THE COMPANIES ACT, 2013:

Contents of the Memorandum of Association of the Company as regards its objects: For information on the main objects and other objects of our Company, see "History and Certain Corporate Matters" on page 166 of the Red Herring Prospectus and Clause III of the Memorandum of Association of our Company. The Memorandum of Association of our Company is a material document for inspection in relation to the Issue. For further details, see the section "Material Contracts and Documents for Inspection" on page 355 of the Red Herring Prospectus.

Liability of Members of the Company: Limited by shares.

AMOUNT OF SHARE CAPITAL OF THE COMPANY AND CAPITAL STRUCTURE: The Authorised share capital of the Company is ₹ 12.00.00.000 divided into 1,20,00,000 Equity Shares of ₹ 10/- each. The issued, subscribed and paid-up share capital of the Company before the Issue is ₹7,60,76,630 divided into 76,07,663 Equity Shares of ₹ 10/- each. For details of the Capital Structure, see "Capital Structure" on page 76 of the Red Herring Prospectus.

NAMES OF THE SIGNATORIES TO THE MEMORANDUM OF ASSOCIATION OF THE COMPANY AND THE NUMBER OF EQUITY SHARES SUBSCRIBED BY THEM Given below is the name of the signatory of the Memorandum of Association of the Company and the number of Equity Shares subscribed for by them at the time of signing of the Memorandum of Association of our Company: Kivar Holdings Private Limited (through Subhash Menon) (7,000 Equity Shares), Radhika Subash (2,000 Equity Shares), and Sudeesh Yezhuvath (1,000 Equity Shares). For details of the Capital Structure, see "Capital Structure" on page 76 of the Red Herring Prospectus. CREDIT RATING: This being the issue of Equity Shares, no credit rating is required.

DEBENTURE TRUSTEES: As this is an issue of Equity Shares, the appointment of Trustees is not required.

IPO GRADING: Since this issue is made in terms of Chapter IX of the SEBI (ICDR) Regulations, there is no requirement of appointing an IPO Grading Agency.

GENERAL RISK: Investments in Equity and Equity related securities involve a degree of risk and investors should not invest any funds in this issue unless they can afford to take the risk of losing their entire investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Issue. For taking an investment decision, investors must rely on their own examination of our Company and the Issue including the risks involved. The Equity Shares issued in the Issue have not been recommended or approved by the Securities and Exchange Board of India ("SEBI"), nor does SEBI guarantee the accuracy or adequacy of the Red Herring Prospectus. Specific attention of the investors is invited to the section "Risk Factors" beginning on page 28 of the Red Herring Prospectus.





CUMULATIVE CAPITAL PRIVATE LIMITED

321, 3rd Floor, C Wing, 215 Atrium Co Op. Premises, Andheri Kurla Road, Hanuman Nagai Andheri (E) Mumbai - 400 093, Maharashtra, India, Telephone: +91 981 966 2664 / 701 625 1158. Facsimile: N.A.

Website: www.cumulativecapital.group Investor grievance: investor@cumulativecapital.group

E-mail: contact@cumulativecapital.group

Contact Person: Swapnilsagar Vithalani /

Parin Dhanesha

SEBI Registration Number: INM000013129



REGISTRAR TO THE ISSUE

BIGSHARE SERVICES PRIVATE LIMITED

S6-2, 6th Floor, Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri (East) Mumbai - 400 093. Maharashtra, India,

Telephone: +91 22 6263 8200 Facsimile: +91 22 6263 8299 Email: ipo@bigshareonline.com Website: www.bigshareonline.com Investor Grievance Email:

investor@bigshareonline.com Contact Person: Ganesh Shinde SEBI Registration Number: INR000001385

AVAILABILITY OF BID-CUM-APPLICATION FORMS: Bid-Cum-Application forms can be obtained from the Registered Office of the Company: Pelatro Limited, Telephone: +91 80 4903 3200; BRLM: Cumulative Capital Private Limited, Telephone: +91 981 966 2664 / 701 625 1158 and the Syndicate Member: Shree Bahubali Stock Broking Limited; Telephone: +91 9958608968 and at the selected locations of the Sub-Syndicate Members, Registered Brokers, RTAs and CDPs participating in the Issue. Bid-cum-application Forms will also be available on the websites of NSE and the designated branches of SCSBs, the list of which is available at websites of the stock exchanges and SEBI.

AVAILABILITY OF RED HERRING PROSPECTUS: Investors are advised to refer to the Red Herring Prospectus and the Risk Factors contained therein before applying in the Issue. Full copy of the Red Herring Prospectus is available on the website of the SEBI at www.sebi.gov.in, website of the Company at www.pelatro.com the website of the BRLM to the Issue at www.cumulativecapital.group, the website of NSE i.e. www.nseindia.com, respectively.

ESCROW COLLECTION BANK/ REFUND BANK/ PUBLIC ISSUE ACCOUNT BANK/ SPONSOR BANK: ICICI Bank Limited. UPI: Retail Individual Bidders can also Bid through UPI Mechanism.

Investor should read the Red Herring Prospectus carefully, including the "Risk Factors" beginning on page 28 of the Red Herring Prospectus before making any investment decision.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Red Herring Prospectus.

On behalf of Board of Directors For, PELATRO LIMITED

Place: Bangalore Date: September 10, 2024

Subash Menon Chairman and Managing Director

Disclaimer: Pelatro Limited is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to make an initial public issue of its Equity Shares and has filed the RHP with the Registrar of Companies, Karnataka at Bangalore on September 10. 2024 and thereafter with SEBI and the Stock Exchange. The RHP is available on the websites of SEBI at www.sebi.gov.in, website of the Company at www.pelatro.com the website of the BRLM to the Issue at www.cumulativecapital.group, the website of EMERGE Platform of NSE, i.e. www.nseindia.com, respectively. Any potential investors should note that investment in equity shares involves a high degree of risk and for details relating to the same, please refer to the RHP including the section titled "Risk Factors" beginning on page 28 of the Red Herring Prospectus.

The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act") or any state securities laws in the United States, and unless so registered, and may not be issued or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in accordance with any applicable U.S. state securities laws. The Equity Shares are being Offered and sold outside the United States in 'offshore transactions' in reliance on Regulation S under the Securities Act and the applicable laws of each jurisdiction where such Offers and sales are made. There will be no public offering in the United States.

PNU Housing

Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Registered Office: • 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web: • www.pnbhousing.com
Delhi Branch: 8th Floor DCM Building16, Barakhamba Road, C P New Delhi-110001. Kavi Nagar Branch: D-8, 1st Floor, Opposite BSNL Office, Rajnagar Dist. Center (RDC), Ghaziabad-201002 Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No, Name of the Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A)	Demanded Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Encumberances Court Cases If any (K)
00016710007103, B.O.: Delhi, Satish Gupta, Sat Pal Singh Arija (Guarantor)	Rs.10,04,206 as on 13-09-2022	Physical Possession	Property No Shop No.LGF-12 on Lower Ground Floor Measuring Approximately 280 Sq.Ft of Super Areas In The Proposed Shopping Mall Named As City Mail To Be Constructed on Side No.3, Sector-12 Fandabad Haryana-121002	1425000	Rs. 142500	25-09-2024	Rs. 10,000	10.09.2024 10.00 AM 5.30 PM	42.30 DM	Unknown Builder due
HOU/KAVI/0922/1035189, B.O.: Kavi Nagar, Siddharth Tyagi, Manvi Sehajpaul	Rs.54,89,361.61 as on 09-05-2024	Physical Possession	Plot No.G 432, Block G, Govindpuram, Ghaziabad, Uttar Pradesh-201013, India.	Rs. 8115000		14-10-2024	Rs. 10,000	03.10.2024 10.00 AM 5.30 PM		Not Known

authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the column no-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. 1. As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets: 2. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form 3. Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest

money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in

accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold. 4. C1 INDIA PRIVATE LIMITED would be assisting the Authorised Officer in conducting sale through an e-Auction having its corporate office at Plot No.68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website- www.bankeauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate

with Satish Chander, Munendra kumar, Contact Number 1800120 8800, is authorised person of PNBHFL or refer to www.pnbhousing.com Place: Delhi/NCR, Dated: 11.09.2024 Authorized Officer, M/s PNB Housing Finance Limited



AU SMALL FINANCE BANK LIMITED

(A SCHEDULED COMMERCIAL BANK) Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization 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 demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:

Mortgagor/Guarantor / Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Taken
(A/c No.) L9001060122833951 & L9001060831897531 Arjun Sah (Borrower), Smt.Soniya Devi (Co-Borrower), Laloo Dass (Co-Borrower)	15-Apr-24 Rs. 509532/- Rs. Five Lac Nine Thousand Five Hundred Thirty-Two Only & 16-Apr-24 Rs. 321501/- Rs. Three Lac Twenty-One Thousand Five Hundred One Only 12-Apr-24	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At- Part Of Khasra No 195 Min, Village Paragna, Tehsil- Loni, Dist- Ghaziabad, Uttar Pradesh Admeasuring 50 Sq.Yds EAST: Other's Property, WEST: Other's Property, NORTH: Other's Property, SOUTH: Road	06-Sep-24
(A/c No.) L9001060127906804 R K Radhe Kripa Jewellers (Borrower), Atul (Co-Borrower), Prashant (Co- Borrower)	14-May-24 Rs. 1329087/- Rs. Thirteen Lac Twenty-Nine Thousand Eighty-Seven Only 13-May-24	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At- Khasra No.472, Laxmi Enclave, Near Nagarpalika Ghaziabad, Dist-Ghaziabad, Uttar Pradesh Admeasuring 50 Sqyds.	06-Sep-24
(A/c No.) L9001060729873749 Mayank Enterprises (Borrower), Pawan Kumar Tiwari (Co-Borrower), Smt.Kamala Devi (Co-Borrower)	15-Apr-24 Rs. 961106/- Rs. Nine Lac Sixty-One Thousand One Hundred Six Only 12-Apr-24	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At-Khasra No 367, Flat No Gf 2, Khushaī Vihar, Royal Garden Sabdullabad Colony, Vill & Tehsil- Loni, District-Ghaziabad, Uttar Pradesh Admeasuring 50 Sq.Yrd EAST: Plot no. 24, WEST: Plot no. 51, NORTH: Road, SOUTH: Road	06-Sep-24
(A/c No.) L9001060735266506 Cotton Height (Borrower), Ved Prakash (Co-Borrower), Smt.Poornima Rani (Co-Borrower)	21-Jun-24 Rs. 3113335/- Rs. Thirty-One Lac Thirteen Thousand Three Hundred Thirty-Five Only 20-Jun-24	All that part and parcel of residential/commercial property Land/ Buildin Structure and fixtures Property Situated At Plot No 119 & 126, Khasra No 1271 & 1271 B, Vill-Pavisadakpur, Pargana & Tehsil-Loni, Dist-Ghaziaba, Uttar Pradesh Admeasuring 150 Sq.Yrds	
(A/c No.) L9001060131915517 Mulchand Raje (Borrower), Dheeraj Mulchand (Co-Borrower), Saroj Mulchand (Co-Borrower)	14-Jun-24 Rs. 1043814/- Rs. Ten Lac Forty-Three Thousand Eight Hundred Fourteen Only 11-Jun-24	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At - Khasra No 243, Village Saidpur Kala, Tehsil -Khekra, District -Bhagpat, Uttar Pradesh Admeasuring 250 Square Yard	06-Sep-24
(A/c No.) L9001060127077997 & L9001060831899747 Surya Trading Co (Borrower), Atar Singh (Co-Borrower), Smt.Susheela Pyaralal (Co-Borrower)	13-Jun-24 Rs. 963760/- Rs. Nine Lac Sixty-Three Thousand Seven Hundred Sixty Only & Rs. 494467/- Rs. Four Lac Ninety-Four Thousand Four Hundred Sixty-Seven Only 11-Jun-24	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At - Khasra No 449, Plot No 7 8, Village Fazilpur Morpur, Th- Hapur, Dist- Ghaziabad, Uttar Pradesh Admeasuring 93.66 Square Yard	07-Sep-24

property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said (Act-2002) read with Rule 8 of the said rule on the date mentioned in the above table. "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 AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table. Place: DELHI Date: 10-SEPT-2024 Authorised Officer AU Small Finance Bank Limited

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the

financialexp.epapr.in



CAPRI GLOBAL HOUSING FINANCE LIMITED Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013

Circle Office: 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060 APPENDIX- IV-A [See proviso to rule 8 (6)

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below. SD 1 RODDOWED(S) NAME 1 DATE & TIME OF E-AUCTION 1 DECEDVE DOTCE

- 1	SK.	1.BURKUWEK(S) NAME	DESCRIPTION OF THE	1. DATE & TIME OF E-AUCTION	1. KESEKVE PKICE
	NO.	2. OUTSTANDING AMOUNT	MORTGAGED PROPERTY	2. LAST DATE OF SUBMISSION	2. EMD OF THE PROPERTY
	1.	1. Mr. Sunil Kumar Sharma ("Borrower")	All that piece and parcel of Flat No. D -		3. INCREMENTAL VALUE
		2. Mrs. Anju Sharma (Co-borrower)	504, Tower – D, 5th Floor, Area	3. DATE & TIME OF THE	RESERVE PRICE: Rs. 10,50,000/-
		LOAN ACCOUNT No.	admeasuring 549.17 Sq. Ft. (Carpet Area) and Balcony Area of 86.20 Sq. Ft, together	PROPERTY INSPECTION	Rupees Ten Lacs Fifty Thousand
		LNHLGUR000013155	with D – 40 Two Wheeler open Parking	1. E-AUCTION DATE: 27.09.2024	Only).
		Rupees 9,39,080/- (Rupees Nine Lakh	site and pro-rate share in common Areas,	(Between 3:00 P.M. to 4:00 P.M.)	EARNEST MONEY DEPOSIT:
		Thirty-Nine Thousand Eighty Only) as on	ROF Ananda, lying being and constructed		Rs. 1,05,000/- (Rupees One Lac
		07.06.2022 along with applicable future	on the land admeasuring 40 Kanal 7		Five Thousand Only)
П		interest.	Marla, comprising in Khewat/Khata No. 170/144, 171/145, 74/64, 72/62 and	3. DATE OF INSPECTION:	INCREMENTAL VALUE: Rs.
			76/66, Rect. No. 10 Killa No. 22, 23, 24/1,		10,000/- (Rupees Ten Thousand Only)
			24/2, 25/1, and Rect. No. 15 Killa No.		
			3/1/1, 3/1/2, 4, situated in the Revenue		
П			Estate of Village Dhorka, Sector – 95,		

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www. Capriglobal.in/auction/ TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

Gurgaon, Haryana - 122001

- 1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and
- Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.
- 3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before
- 4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- 5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
- 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ram Kumar Mob. 8000023297. Email: ramprasad@auctiontiger.net,. 7. For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontiger.net well in advance and shall get the user id and
- password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider 8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested
- bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 26-Sep-2024. 9. The intending bidders should submit the duly filled in Bid Form (format available on https://sarfaesi.auctiontiger.net) along with the Demand Draft remittance towards
- EMD in a sealed cover addressed to the Authorized Officer. Capri Global Housing Finance Limited Regional Office Plot no. 9B. 2nd Floor, Pusa Road. New Delhi 110 060 latest by 03:00 PM on 26-Sep-2024. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale- - in the Loan Account No. mentioned above) for property of "Borrower Name.".
- 10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited
- extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri
- Global Housing Finance Limited, Regional Office Office/Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- 14. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited. 15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount

already paid (including EMD) will be forfeited and the property will be again put to sale.

- 16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within
- such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited. 18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate.
- Bids shall be made taking into consideration of all the statutory dues pertaining to the property. 19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the
- necessary proof in respect of payment of all taxes / charges.
- 20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is
- 22. The decision of the Authorised Officer is final, binding and unquestionable. 23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- 24. Please Check with Builder if there is any dues pending against Flat, Please also note that Sale Deed of the flat is still not executed by the Builder in favour of Borrower. 25. Please also note that there is one Securitization application pending before Chandigarh DRT-2 vide SA No. 62/2023.
- 26. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Ms. Swati Singh Mo. No. 7400445137/8960750463 and for further inquiry Ms. Kalpana Chetanwala-7738039346.
- 27. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place, Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing
- supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully. Place: DELHI / NCR Date: 11-Sep-2024 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

New Delhi

Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such

cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power

postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.