



# Gorani Industries Ltd.

CIN : L28121MP1995PLC009170  
GSTIN : 23AAACG6274B1Z2

**Regd. Office :**

Plot No. 32-33, Sector-F, Sanwer Road, Industrial Area,  
Indore-452 015 (M.P.) India

**Admin. Office :**

1st Floor, B-15 Pologround, Indore - 452 015 (M.P.)

Phone : 0731-2723201-3

Email : goraniindustriesltd@gmail.com

Website : www.goraniindustries.com

Date: 24/08/2023  
Indore

To,  
The BSE Limited  
The Corporate Relationship Department,  
Pheeroj Jeejeebhoy Tower,  
Dalal Street, Mumbai.

**Sub- Newspaper Advertisement regarding 28<sup>th</sup> Annual General Meeting to be held through Video Conferencing (VC) / Other Audio Video Means (OAVM)**

**Scrip Code- 531608**

Dear Sir,

Pursuant to Regulation 30 and Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, please find enclosed copy of notice published in newspaper i.e. The Free Press Journal and Chautha Sansar on 24<sup>th</sup> August, 2023 for the 28<sup>th</sup> Annual General Meeting to be held on Friday, 29<sup>th</sup> September, 2023 through Video Conferencing (VC) / Other Audio Video Means (OAVM).

The said Newspaper Advertisement will also be hosted on website of the Company i.e. <http://www.goraniindustries.com/>.

Please take the above on record.

Thanking You,

Yours faithfully,

For Gorani Industries Limited

Nakul Gorani  
Holding DIN: 06543317  
(Whole Time Director)

**PRISTINA (KOSOVO):** A statue bearing the names of 23 Kosovo Albanians who rescued Jews from the Holocaust during World War II was inaugurated on Wednesday in Pristina. The "Wall of Honor" statue was placed in a park in the presence of some of

the rescuers' descendants, political leaders, and US and German ambassadors. Some 500 Jews lived in Kosovo at the beginning of the war. Many were arrested, deported to nearby prisons or Nazi-managed camps and almost half of them died.



# Putin says Moscow wants to end war unleashed by West

AP / Johannesburg

Russian President Vladimir Putin tells counterparts at the BRICS summit of emerging economies that Moscow wants to end the war in Ukraine that was "unleashed by the West and its satellites".

"Our actions in Ukraine are dictated by one thing — to end the war that was unleashed by the West and its satellites against the people who live in the Donbas," Putin said, referring to the eastern part of Ukraine where Russian proxies have been fighting the Ukrainian army since 2014.

"I want to note that it was the desire of some countries to maintain their hegemony that led to the severe crisis in Ukraine," Putin told multiple shots at the West on the opening day of an economic summit in South Africa, using a prerecorded speech that was aired on giant screens on Tuesday to rail at what he called "illegitimate sanctions" on his country and threaten to cut off Ukraine's grain exports permanently. Putin, the subject of an International Criminal Court arrest warrant related to the war in Ukraine, did not travel to Johannesburg for the summit of the BRICS group of emerging

economies.

Instead, he plans to participate remotely in the three-day meeting of the bloc that encompasses Brazil, Russia, India, China and South Africa. His 17-minute speech recorded in advance centered on the war in Ukraine and Russia's relationship with the West, even though South African officials had said East-West frictions should not dominate the first in-person BRICS summit since before the COVID-19 pandemic and hoped to guide the conversation away from the deteriorating geopolitical climate.

Sitting at a desk with a white notebook in front of him and a Russian flag behind, Putin said a wartime deal to facilitate Ukrainian grain shipments that is critical for the world's food supply would not resume until his conditions — the easing of restrictions on Russian food and agricultural products — are met. The West's attempts to punish and isolate Russia financially for sending troops into Ukraine are an "illegitimate sanctions practice and illegal freezing of assets of sovereign states, which essentially amounts to them trampling upon all the basic norms and rules of free trade," the Russian leader asserted.

# Three elderly killed in Russian shelling

AGENCIES / Kyiv

Three people have been killed in Russian artillery fire near the eastern Ukrainian city of Lyman, Ukrainian authorities say, reported The BBC.

The three who reportedly died — two women and a man aged 63 to 88 — were sitting on a bench in the village of Torske when shelling hit. The area is close to the front line and regularly comes under attack. Meanwhile a drone attack on the Danube river port of Izmial destroyed 13,000 tons of grain.

Deputy Prime Minister Oleksandr Kubrakov said the grain had been destined for export to Egypt and Romania and the drone strike had reduced the port's export capacity by 15%. "Russia is systematically hitting grain silos and warehouses to stop agricultural exports," he said. Over the past month Russian strikes on its sea and river ports had destroyed 270,000 tons of grain, he said.

## GORANI INDUSTRIES LIMITED

Registered Office: 32-33, Sector-F, Sanwer Road, Industrial Area, Indore (M.P.) - 452015  
CIN: L28121MP1995PL000170. E-mail id: gorani.industries@yahoo.com  
Phone No.: 0731-2723201-3 Website: www.goraniindustries.com

### NOTICE

This is to inform you that the 28th Annual General Meeting of the Company is scheduled to be held on Friday, 29th September, 2023 at 12:30 p.m. and will be convened through Video Conferencing (VC) / Other Audio Video Means (OAVM) in compliance with the provisions of the Companies Act, 2013 and the rules made thereunder ("the Act"); provisions of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 and in compliance with the General Circulars No. 14/2020, 17/2020, 22/2020, 33/2020, 39/2020, 10/2021, 20/2021, 03/2022 and 10/2022 dated April 8, 2020, April 13, 2020, June 15, 2020, September 28, 2020, December 31, 2020, June 23, 2021, December 8, 2021, May 5, 2022 and December 28, 2022 respectively issued by the Ministry of Corporate Affairs ("MCA") and Circular Nos. SEBI/HO/CFD/CMD1/CIR/P/2020/79, SEBI/HO/CFD/CMD2/CIR/P/2021/11, SEBI/HO/CFD/CMD2/CIR/P/2022/62 and SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated May 12, 2020, January 15, 2021, May 13, 2022 and January 5, 2023 respectively issued by the Securities and Exchange Board of India ("SEBI") (collectively referred to as "Circulars") without the physical presence of the members at a common venue.

In compliance with the above Circulars, electronic copies of the Notice of the AGM along with the Annual Report for the Financial Year 2022-23 will be sent to all the shareholders whose email address are registered / available with the Company / Depository Participants as on 1st September, 2023. Shareholders holding shares in dematerialized mode are requested to register their email addresses and mobile numbers with their relevant depositories through their Depository Participants. Shareholders holding shares in physical mode are requested to furnish their e-mail address and mobile number, by sending e-mail, quoting their Folio Number along with scanned copy of PAN (self attested scanned copy) or AADHAR (self attested scanned copy) to our Registrar and Share Transfer Agent, viz., Link Intime India Private Limited at [rt.helpdesk@linkintime.co.in](mailto:rt.helpdesk@linkintime.co.in) and cc mark to Company: [gorani.industries@yahoo.com](mailto:gorani.industries@yahoo.com). Also for any queries you may contact on 022-49186270.

The Notice of AGM and the Annual Report will also be available on the Company's website i.e. [www.goraniindustries.com](http://www.goraniindustries.com) and also on the website of the Stock Exchange (BSE) [www.bseindia.com](http://www.bseindia.com), where the shares of the Company are listed. Shareholders will have the opportunity to cast their vote remotely and also at the AGM (if not casted vote through remote e-voting) on the businesses as set out in the Notice of the AGM through the electronic voting system. The manner of voting remotely and at the AGM for shareholders holding shares in dematerialized mode, physical mode and for shareholders who have not registered their email addresses will be provided in the Notice to the Shareholders. Shareholders are requested to visit the website of the company [www.goraniindustries.com](http://www.goraniindustries.com) for such details. Shareholders may please note that in terms of aforementioned circulars, the Company will not send physical copies of AGM Notice and Annual Report to the Shareholders. Shareholders require hard copy of the Annual Report are requested to send mail to the Company at [gorani.industries@yahoo.com](mailto:gorani.industries@yahoo.com) quoting their Folio Number and full address for dispatching hard copy.

Date : 24.08.2023  
Place : Indore  
For Gorani Industries Limited  
Sd/-  
Nakul Gorani  
Holding DIN: 06543317  
(Whole Time Director)

# Two tankers collide in Suez Canal

**Cairo:** Two tankers carrying oil products and liquefied natural gas collided in the Suez Canal, briefly disrupting traffic through the global waterway, Egyptian authorities said on Wednesday.

The Suez Canal authority said in a statement that the BW Lesmes, a Singapore-flagged tanker that carries liquefied natural gas, suffered a mechanical malfunction Tuesday night and ran aground while transiting through the canal. The Burri, a Cayman Islands-flagged oil products tanker, collided with the broken vessel. The collision disrupted traffic for hours before it resumed after the two tankers were towed away, the Suez Canal authority said. The two tankers were part of a convoy transiting through the canal from the Mediterranean Sea to the Red Sea.

## SHREE PACETRONIX LIMITED

CIN: L33112MP1989PL004317  
Registered Office: Plot No. 15, Sector II, Industrial Area, Pithampur, District Dhar (M.P.) 454775  
Phone: 07292-411105 | Email: [pacetrnix@hotmail.com](mailto:pacetrnix@hotmail.com) | Website: [www.pacetrnix.com](http://www.pacetrnix.com)

### NOTICE OF 35th ANNUAL GENERAL MEETING TO BE CONVENED THROUGH VIDEO CONFERENCING (VC) AND OTHER AUDIO VISUAL MEANS (OAVM), E-VOTING INFORMATION AND BOOK CLOSURE

This is in continuation to our earlier communication dated 14th August, 2023, whereby Members of the Company were informed that in compliance with the provisions of the Companies Act, 2013 ("Act") read with Circular No. 14/2020 dated April 8, 2020, Circular No. 17/2020 dated April 13, 2020, Circular No. 20/2020 dated May 5, 2020, Circular No. 02/2021 dated January 13, 2021, Circular No. 19/2021 dated December 8, 2021, Circular No. 21/2021 dated December 14, 2021, Circular No. 2/2022 dated May 5, 2022 and Circular No. 10/2022 dated December 28, 2022 issued by Ministry of Corporate Affairs (MCA) and Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79, dated May 12, 2020, Circular No. SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 12, 2022 and SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated January 05, 2023 issued by Securities and Exchange Board of India (SEBI), the Board of Directors decided to convene the 35th Annual General Meeting ("AGM") of the Company on Friday, 15th September, 2023 at 11:30 A.M. (IST) through Video Conferencing (VC) / Other Audio Visual Means ("OAVM") facility, without the physical presence of the Members at a common venue, to transact the businesses as set out in the Notice of 35th AGM. The said MCA & SEBI Circulars has granted relaxations to the Companies, with respect to printing and dispatching of physical copies of Annual Reports to Shareholders.

The Notice of 35th AGM and Annual Report of the Company for the Financial Year ended 31st March, 2023 along with login details for joining the 35th AGM through VCOAVM facility including e-voting has been sent on Tuesday, 22nd August, 2023 through e-mail to all those Members whose e-mail address were registered with the Company or Registrar and Share Transfer Agent or with their respective Depository Participants ("DP") in accordance with the MCA Circulars and SEBI Circulars and the same are also available on Company's website ([www.pacetrnix.com](http://www.pacetrnix.com)), Stock Exchange's website ([www.bseindia.com](http://www.bseindia.com)) and on the website of Central Depository Services (India) Limited ("CDSL") ([www.evotingindia.com](http://www.evotingindia.com)).

Notice is also hereby given pursuant to the provisions of Section 91 of the Act and Regulation 42 of SEBI (LODR) Regulations and other applicable rules framed there under that the Register of Members and Share Transfer Books of the Company will remain closed from Saturday, 08th September, 2023 to Friday, 15th September, 2023 (both days inclusive) for the purpose of 35th AGM. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management & Administration) Rules, 2014 as amended from time to time and Regulation 44 of the SEBI (LODR) Regulations, the Company is pleased to provide its members with the facility to exercise their right to vote on the agenda items as stated in the notice of the AGM electronically through remote e-voting (prior to AGM) and e-voting (during the AGM) through the e-voting services provided by CDSL.

The details pursuant to the provisions of Section 108 of the Act and the relevant Rules prescribed there under are as follows:-

- The business may be transacted through voting by electronic means.
- Date & time of commencement of remote e-voting: Tuesday, 12th Sept. 2023 from 09:00 A.M. to 05:00 P.M.
- Date & time of end of remote e-voting: Thursday, 14th Sept., 2023 at 5:00 P.M.
- Cut-off date: Friday, 08th Sept., 2023.
- Any person, who acquires shares of the company and has become a member of the company after dispatch of notice and holding shares as on the cut-off date i.e. Friday, 08th September, 2023 may obtain the login ID and Password by following the procedure mentioned in the notice of 35th AGM.
- Remote e-voting by electronic mode shall not be allowed beyond 5:00 P.M. on Thursday, 14th September, 2023 at 5:00 P.M.
- The facility for voting through electronic means shall be made available at the AGM and the members attending the meeting who have not cast their vote by remote e-voting shall be able to exercise their right to vote through e-voting.
- The members who have cast their vote by remote e-voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again.
- Members of the Company holding shares either in physical form or in dematerialized form as on the cut-off date of Friday, 08th September, 2023 only shall be entitled to avail the facility of remote e-voting as well as voting at the AGM venue.
- Once the vote on a resolution is cast by the member, he/she shall not be allowed to change it subsequently.
- The Notice of the 35th AGM and the Annual Report for the financial year 2022-2023 is also available on the Company's website [www.pacetrnix.com](http://www.pacetrnix.com) and on the CDSL's website [www.evotingindia.com](http://www.evotingindia.com).
- The shareholders may contact Company Secretary of the company for any grievances connected with electronic voting. Mr. Yash Bagora at Plot No. 15, Sector-II, Industrial Area, Pithampur, District Dhar (M.P.) - 454775 or at Tel: 07292-411105 or Email: [investors.sp@dmil.com](mailto:investors.sp@dmil.com).

By order of the Board  
For Shree Pacetrnix Limited  
Sd/-  
Yash Bagora  
Company Secretary  
ACS: 67929

Place: Pithampur  
Date: 23rd August, 2023

## Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No. 58, Udyog Vihar, Phase-VI, Gurgaon-122015 (Haryana) and Branch Office at: 102/103, Darshan Mall, 152 Race Course Road, Indore-452001, Madhya Pradesh "under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of IFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: [www.bankauctions.com](http://www.bankauctions.com).

Borrower(s) / Co-Borrower (s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Sathimorthy Thakur	17-Aug-2022 Rs. 36,79,722/- (Rupees Thirty Six Lakh Seventy Nine Thousand Seven Hundred Twenty Two Only)	All that part and parcel of the property bearing Plot No G-139, Area ad measuring 102.23 Sq.Mtrs., Kalandi Gold City, Sector God, Gram Bhanyga, Teh Sanwer, Indore, Madhya Pradesh-452001 (Built up area admeasuring 2200 sq. ft.)	15-Mar-2023 On Date 02-Aug-2023 Rs. 42,69,173/-	Rs. 39,60,000/- (Rupees Thirty Nine Lakh Sixty Thousand Only)
2. Palanivel Thakur Bartan Bhandar	17-Aug-2022 Rs. 40,000/- (Rupees Forty Thousand Only)			
3. Mrs. Radhika Sait	17-Aug-2022 Rs. 40,000/- (Rupees Forty Thousand Only)			

Date of Inspection of property: 08-Sep-2023 1100 hrs -1400 hrs.  
EMD Last Date: 11-Sep-2023 Till 5 pm.  
Date/Time of E-Auction: 13-Sep-2023 1100 hrs-1300 hrs.

Mode of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.bankauctions.com> and pay through link available for the property/ Secured Asset only.  
Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.

For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account- IFL Home Finance Ltd., b) Name of the Bank- Standard Chartered Bank, c) Account No:-9902879xxxxx followed by Prospect Number, d) IFSC Code:-SCLB036601, e) Bank Address: Standard Chartered Bank, 99 M.G. Road, Fort, Mumbai-400001.

**TERMS AND CONDITIONS:-**

- For participating in e-auction, intending bidders register to register their details with the Service Provider [www.bankauctions.com](https://www.bankauctions.com), well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer in multiple amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
- The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- Bidders are advised to go through the website <https://www.bankauctions.com> and <https://www.ifil.com/home-loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: [support@bankauctions.com](mailto:support@bankauctions.com), Support Helpline Numbers: 07291981242526.
- For any query related to Property details, Inspection of Property and Online bid etc. call IFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email: [auction@ifilhomefinance.com](mailto:auction@ifilhomefinance.com).
- Notice is hereby given to above borrowers to collect the household articles, which were lying in the secured asset in the date of taking physical possession within 7 days, otherwise IFL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place:-Indore, Date: 24-August-2023  
Sd/- Authorised Officer, IFL Home Finance Limited.

## ADITYA BIRLA CAPITAL PROTECTING INVESTING FINANCING ADVISING

**Aditya Birla Housing Finance Limited**  
Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266  
Branch Office: Aditya Birla Housing Finance Limited, Benchmark Business Park, 5th Floor, Block No A-3, Scheme No 54- PU-4 Opposite Satya Sai School, Vijay Nagar , Indore - 452010  
1. ABHFL: Authorized Officer Sunil Rathor- Contact No. +91 8355911058, Chirag Lokhande Contact Number- 9773758208  
2. Auction Service Provider (ASP)- M/s. Globe Tech Infosystems Private Limited - Mr. Samir Chakravorty

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Whereas the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor had taken possession of the following Secured assets pursuant to notice issued under Sec. 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. Notice is hereby given to the public in general and in particular to the Borrowers and Co. Borrowers that e-auction of the following property for realization of the debts due to the Aditya Birla Housing Finance Limited will be held on "As is Where is" and "As is What is" Basis.

Sr No.	Name of the Borrowers & Co. Borrowers	Description of Properties/ Secured Assets	Amount as per Demand Notice	Reserve Price	EMD	Last EMD Date	Inspection Date and Time	Date of E-Auction
1.	Aman Singh Tomar, Ambika Raghav	All That Piece And Parcel Of Plot On Survey No. 331/34, Ward No. 08 (Old No. 07), Lokmanya Tilak Ward, Ashinwad Nagar Road, Maheshwar Road Se Andar Village Dhamnod, Tehsil Dharampuri, District Dhar, Admeasuring 167.28 Sq. Mtr., and Bounded: East: Land Of Shri Bhagirath S/O Shri Thakural, West: Common Road, North: House Of Rajkumar Thakur, South: Land Of Shri Bhagirath S/O Shri Thakural	INR 41,92,317/- (Rupees Forty One Lacs Ninety Two Thousand Three Hundred and Seventeen Only) as on 18-08-2022	INR 38,61,000/- (Rupees Thirty Eight Lacs Sixty One Thousand Only)	INR 3,86,100/- (Rupees Three Lacs Eighty Six Thousand One Hundred Only)	25-09-2023	23-09-2023 between 11:00 am to 04:00 pm	26-09-2023
2.	Legal Heir Of Late Krishna Mohan Thakur, Lalsa Devi Thakur, Shivam Thakur	All That Piece And Parcel Of Plot No. 97 (East Part) Admeasuring About 503 Sq. Ft., Utkarsh Paradise Colony, Gram Dhannad, Tehsil Depalpur, District-Indore, Indore G.P.O. Indore, Madhya Pradesh-45001 And The Said Property Is Bounded By As: East: Plot No. 96, West: Rest Part Of Said Plot, North: Road Of Colony, South: Plot No. 122	INR 12,78,043.08/- (Rupees Twelve Lacs Seventy Eight Thousand Forty Three and Eight Paise Only) as on 27-01-2022	INR 13,91,790/- (Rupees Thirteen Lacs Ninety One Thousand Seven Hundred and Ninety Only)	INR 1,39,179/- (Rupees One Lac Thirty Nine Thousand One Hundred and Seventy Nine Only)	25-09-2023	23-09-2023 between 11:00 am to 04:00 pm	26-09-2023
3.	Ranjeet Baretha, Pooja	All That Piece And Parcel Of House No. 319, Area Measuring 720.00 Sq. Ft., (Old Area 330 Sq. Ft.) P.H. No. 19, Gram Bhanyga Tehsil Sanwer District Indore M.P. 453555 And Bounded: East: Gali, West: Land Of Narendra, North: House Of Babulal, South: House Of Mohanlal	INR 11,75,876/- (Rupees Eleven Lacs Seventy Five Thousand Eight Hundred and Seventy Six Only) as on 18-08-2022	INR 9,35,320/- (Rupees Nine Lacs Thirty Five Thousand Three Hundred and Twenty Only)	INR 93,532/- (Rupees Ninety Three Thousand Five Hundred and Thirty Two Only)	25-09-2023	23-09-2023 between 11:00 am to 04:00 pm	26-09-2023

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act> or <https://BestAuctionDeal.com>  
Date: 24-08-2023  
Place: INDORE  
Authorized Officer,  
Aditya Birla Housing Finance Limited

## CAPRI GLOBAL HOUSING FINANCE LIMITED

Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013  
Circle Office :- CAPRI GLOBAL HOUSING FINANCE LTD. :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

### APPENDIX - IV A (See proviso to rule 8 (6) and 9 (1))

#### Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 (6) and 9 (1) 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 Authorized 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.

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Ashok Kumar ("Borrower") 2. Mrs. Annu Kumari (Co-borrower) LOAN ACCOUNT No. LNHNED00010605 and LNHLND00010328 Rupees 24,02,415/- (Rupees Twenty Four Lacs Two Thousand Four Hundred Fifteen Only) as on 06.07.2023 along with applicable future interest.	All Piece and Parcel of Flat No. A5-9, Second floor, area admeasuring 1416 Sq. Ft., "Excel Floor", Plot No. 590, Phoenix Township, Village Kallod Hala, Near Talawali Chanda, Indore, Madhya Pradesh	1. E-AUCTION DATE: 12.09.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 11.09.2023 3. DATE OF INSPECTION: 09.09.2023	RESERVE PRICE: Rs. 19,44,000/- (Rupees Nineteen Lacs Forty Four Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,94,400/- (Rupees One Lac Ninety Four Thousand Four Hundred Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
2.	1. Mr. Ashok Kumar ("Borrower") 2. Mrs. Kavita Devi (Co-borrower) LOAN ACCOUNT No. LNHNED00013164 and LNHNED00013542 Rupees 13,95,198/- (Rupees Thirteen Lacs Ninety Five Thousand One Hundred Ninety Eight Only) as on 06.07.2023 along with applicable future interest.	All Piece and Parcel of House No. 76, ad measuring 437.5 sq. ft. Sai Nature Colony, Village Rau, Indore, Madhya Pradesh 453331. bounded as follows, North: Plot No. 75, South: Road, East : Plot No. 99 West: Rest Part of said plot	1. E-AUCTION DATE: 12.09.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 11.09.2023 3. DATE OF INSPECTION: 09.09.2023	RESERVE PRICE: Rs. 15,00,000/- (Rupees Fifteen Lacs Only). EARNEST MONEY DEPOSIT: Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)

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.caprihome.com/aucaution](http://www.caprihome.com/aucaution)

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**

- 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.
- Particulars of the property / assets (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 extent & dimensions may differ.
- 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 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 submission of bids).
- 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 MIS eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the auction platform.
- 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.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider MIS e-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837). Mr. Ramprasad Sharma Mo. 800-022-3297/79-6120 0558. Email: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net).
- 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.
- 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 favour of "Capri Global Housing Finance Limited" or before 11-Sep-2023.
- 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 Unit No. 101-103, First Floor, Plot No. 103/4, Krishna Tower, Scheme No. 140, Above ICICI Bank, Pipliyana Square Indore, Madhya Pradesh. Last by 03:00 PM on 11-Sep-2023. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. \_\_\_\_\_ (as mentioned above) for property of \_\_\_\_\_ Borrower Name".
- After expiry of the last date of submission of bids with EMD, Authorized 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 MIS 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.
- Inter-se bidding among the qualified bidders shall start from the highest bid made 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 bid is made within 10 minutes from the last extension.
- 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.
- 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 Authorized Officer, Capri Global Housing Finance Limited, Regional Office Unit No. 101-103, First Floor, Plot No. 103/4, Krishna Tower, Scheme No. 140, Above ICICI Bank, Pipliyana Square Indore, Madhya Pradesh and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour 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.
- 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.
- At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorized 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 Authorized Officer, failing which the earnest deposit will be forfeited.
- 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.
- Sale Certificate will be issued by the Authorized 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.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorized Officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it

