



# Gorani Industries Ltd.

CIN: L28121MP1995PLC009170  
GSTIN: 23AAACG6274B1Z2  
PAN: AAACG6274B

Regd. Office: Plot No. 32-33, Sector-F, Sanwer Road,  
Industrial Area , Indore-452 015 (M.P.) India  
Phone: 0731-2723202  
Email: gorani.industries@yahoo.com  
Website: www.goraniindustries.com

Date: 27<sup>th</sup> August, 2025  
Indore

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

**Sub– Newspaper Advertisement regarding 30<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 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 27<sup>th</sup> August, 2025 for the 30<sup>th</sup> Annual General Meeting to be held on Friday, 26<sup>th</sup> September, 2025 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)



**PEACE EFFORTS** | “Now, as the entire world strives to end this horrible war with dignity and lasting peace, we count on India's contribution,” says Ukraine President

# We count on India to end war: Zelenskyy

**PTI**  
KYIV

President Volodymyr Zelenskyy on Tuesday thanked Prime Minister Narendra Modi for his greetings on Ukraine's Independence Day, saying Kyiv was relying on "India's contribution" to end the war with Russia.

Zelenskyy, in a social media post, said Ukraine appreciates India's dedication to "peace and dialogue".

On August 16, Prime Minister Modi wished the people of Ukraine a future marked by



PM Narendra Modi with Ukrainian President Volodymyr Zelenskyy at Mariyinsky Palace in Kyiv, Ukraine (FILE PIC)

peace and progress as he thanked Zelenskyy for his Independence Day wishes. Wishing India on its Inde-

pendence Day on August 15, Zelenskyy said he hoped New Delhi would contribute to efforts aimed at ending the war with Russia.

Modi said on X, "Thank you President Zelenskyy for your warm greetings. I deeply value the joint commitment to forging even closer ties between India and Ukraine. We earnestly wish our friends in Ukraine a future marked by peace, progress and prosperity." Zelenskyy on Tuesday posted a letter he received from Prime Minister Modi on August 24 which thanked the

Every decision that strengthens diplomacy leads to better security not only in Europe, but also in the Indo-Pacific & beyond

■ Volodymyr Zelenskyy  
Ukraine President

Ukrainian president for his "thoughtful message" and "kind wishes" on India's Inde-

pendence Day. Recalling his visit to Kyiv in August last year, Modi said he looked forward to strengthening "our mutually beneficial cooperation".

"I also take this opportunity to extend my greetings to you and the people of Ukraine on the occasion of your Independence Day. I warmly recall my visit to Kyiv in August last year, and note the progress in the India-Ukraine bilateral relations since then. I look forward to working with you to further strengthen our mutually beneficial cooperation," he wrote.

## Xi to welcome Modi, Putin in show of global south solidarity

**Online Report**  
BEIJING

Chinese President Xi Jinping will gather more than 20 world leaders at a regional security forum in China next week, in a powerful show of Global South solidarity in the age of Donald Trump, while also helping sanctions-hit Russia pull off another diplomatic coup.

Aside from Russian President Vladimir Putin, leaders from Central Asia, the Middle East, South Asia, and Southeast Asia have been invited to the Shanghai Cooperation Organisation (SCO) summit, to be held in the

northern port city of Tianjin from August 31 to September 1. The summit will feature Prime Minister Narendra Modi's first visit to China in more than seven years as the two neighbours work on further defusing tensions roiled by deadly border clashes in 2020. PM Modi last shared the same stage with Xi and Putin at last year's BRICS summit in Kazan, Russia, even as Western leaders turned their backs on the Russian leader amid the war in Ukraine. Russian embassy officials in New Delhi last week said Moscow hopes trilateral talks with China and India will take place soon.

## Trump opens US doors to 6 lakh Chinese students

**ANI**  
WASHINGTON DC

US President Donald Trump on Tuesday said that the US will allow the entry of 6,00,000 students from China.

Amid tariff talks with China, Trump said that the inflow of Chinese students was important.

Trump said that he was affirmative of having good relations with China.

"President Xi would like me to come to China, it's a very important relationship. As you know, we're taking a lot of money in from China because of the tariffs and different things, and it's a very important relationship. We're going to get along good with China," he said. "But we're going to get along with China. But it's a different relationship that we have now with China. It's a much better relationship economically than it was before with Biden," he said.

Earlier this year, the administration imposed a 145% tariff on

I hear so many stories about we're not going to allow their students- We're going to allow their students to come in. We're going to allow it. It's very important. 6,00,000 students. It's very important

■ Donald Trump  
US President

all Chinese goods, prompting Beijing to retaliate with a 125% tariff on US exports.

Negotiators in Geneva agreed in May to pause additional levies, but Trump has continued to warn of further penalties. Last week, he floated a 200% tariff on Chinese-made magnets, citing what he described as Beijing's "monopoly" over the global market, media reported.

## Over 300 religious leaders attend peace initiative by Sikh community

**Johannesburg:** More than 300 religious and community leaders got together for the Africa Religious Peace Academy, which was organised by the Sikh community, to promote inter-faith harmony and foster peace across the continent.

The gala event was held in Sandton on Sunday evening with the theme 'Bridging Beliefs: Advancing Peace Through Interfaith Harmony in Africa'.

Organisers said this first of its kind event aimed to become a cornerstone for fostering peace and collaborative spirituality throughout the continent.

## Trump voices hope to meet N Korean leader Kim this year

**IAANS**  
WASHINGTON

US President Donald Trump expressed his hope to meet North Korean leader Kim Jong-un this year, renewing his desire to reengage with the reclusive leader, as he held his first in-person summit with South Korean President Lee Jae Myung in Washington.

Sitting next to Lee at the Oval Office, Trump repeated his claim that he has a "great" relationship with Kim and "gets along great" with him, while portraying the North as a country of "tremendous" potential in what appears to be a call for the dynastic ruler to come back to the negotiating table.

Lee threw his support behind Trump's pursuit of dialogue with Kim, calling on Trump to play a "peace-maker role" to chart a "new path" for peace on the Korean Peninsula.

Trump expressed his expectation that he and Lee can make "big progress" over diplomacy toward North Korea.

"Well, I am meeting a lot of people. I mean, it's hard to say that, but I'd like to meet him this year," Trump said during a press availability, responding to a reporter's question of when he will meet Kim.

**GORANI INDUSTRIES LIMITED**  
Registered Office: 32-33, Sector-F, Sanwer Road, Industrial Area, Indore - 452 015 (M.P.)  
CIN: L28121MP1995PLC009170, E-mail: gorani.industries@yahoo.com  
Phone: 0731-2723201-3, Website: www.goraniindustries.com

**NOTICE**  
This is to inform you that the **30<sup>th</sup> Annual General Meeting** of the Company is scheduled to be held on **Friday, 26<sup>th</sup> September, 2025 at 12:30 PM**, 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, 20/2020, 22/2020, 33/2020, 39/2020, 10/2021, 20/2021, 03/2022, 10/2022, 09/2023 and 09/2024 dated April 8, 2020, April 13, 2020, May 05, 2020, June 15, 2020, September 28, 2020, December 31, 2020, June 23, 2021, December 8, 2021, May 5, 2022, December 28, 2022, September 25, 2023 and September 19, 2024 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, SEBI/HO/CFD/POD-2/P/CIR/2023/4, SEBI/HO/CFD/CFD-POD-2/P/CIR/2023/167 and SEBI/HO/CFD/CFD-POD-2/P/CIR/2024/133 dated May 12, 2020, January 15, 2021, May 13, 2022, January 5, 2023, October 07, 2023 and October 3, 2024 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 2024-25 will be sent to all the shareholders whose e-mail address are registered / available with the Company / Depository Participants as on 29<sup>th</sup> August, 2025. Shareholders holding shares in dematerialized mode are requested to register their e-mail 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., MUGF Intime India Private Limited (formerly known as Link Intime India Private Limited) at [rnt.helpdesk@in.mfms.mugf.com](mailto:rnt.helpdesk@in.mfms.mugf.com) and cc mark to Company: [gorani.industires@yahoo.com](mailto:gorani.industires@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 e-mail 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.  
Further, in line with SEBI Circular SEBI/HO/MIRSD/MIRSD-POD/P/CIR/2025/97 dated July 2, 2025, SEBI has provided a special window from July 7, 2025, to January 6, 2026, for investors to re- lodge transfer requests for physical shares that were initially submitted before April 1, 2019, but were rejected or not processed due to document deficiencies. All such re- lodged shares will be transferred only in dematerialized form following the due process. This initiative aims to ease investment processes and protect investor rights.

**For Gorani Industries Limited**  
Sd/-  
**Nakul Gorani**  
Holding DIN: 06543317  
(Whole Time Director)

**Date : 27.08.2025**  
**Place : Indore**

Office of The Executive Engineer PWD (B & R) UJJAIN Dn. UJJAIN							
NIT No. 15/SAC/2025-26			Tender Notice		Ujjain Dated: 22.08.2025		
Online Tender for mentioned below are being invited. The Tender have been uploaded on the e-Procurement system of Public Works Department on the Portal <a href="https://www.mptenders.gov.in">https://www.mptenders.gov.in</a> Tender details are as below:-							
S. No.	Tender No.	District	Name of work	Call No.	Cost of Project (PAC) (Rs. In lack)	FDR (Earnest Money Deposit) (In Rs.)	Work Time Period
1	2	3	5	6	7	8	9
1	2025_PWDRB _446075_1	Ujjain	AR, SR, MOW work water supply and sanitary fitting (B and C type Banglow) in RB section no. 2 at sub dn. Ujjain dn. Ujjain.	1st Call	20.00	40000.00	12 Month Including Rainy season
2	2025_PWDRB _446077_1	Ujjain	AR, SR, MOW work water supply and sanitary fitting (E and F type Banglow) in RB section no. 2 at sub dn. Ujjain dn. Ujjain.	1st Call	20.00	40000.00	12 Month Including Rainy season
3	2025_PWDRB _446079_1	Ujjain	AR, SR, MOW work water supply and sanitary fitting (MIGG and H type Banglow) in RB section no. 2 at sub dn. Ujjain dn. Ujjain.	1st Call	20.00	40000.00	12 Month Including Rainy season
4	2025_PWDRB _446080_1	Ujjain	WW, CW and painting work in RB section no. 2 at sub dn. Ujjain dn. Ujjain.	1st Call	20.00	40000.00	04 Month Including Rainy season
5	2025_PWDRB _446081_1	Ujjain	AR, SR, MOW work water supply and sanitary fitting in RB section no. 3 at sub dn. Ujjain dn. Ujjain	1st Call	20.00	40000.00	12 Month Including Rainy season
6	2025_PWDRB _446082_1	Ujjain	WW, CW and painting work in NRB section no. 2 at sub dn. Ujjain dn. Ujjain.	1st Call	20.00	40000.00	04 Month Including Rainy season
7	2025_PWDRB _446083_1	Ujjain	AR, SR, MOW work water supply and sanitary fitting in RB section no. 8 at sub dn. Ujjain dn. Ujjain.	1st Call	20.00	40000.00	12 Month Including Rainy season
8	2025_PWDRB _446084_1	Ujjain	WW, CW and painting work in RB section no. 3 at sub dn. Ujjain dn. Ujjain.	1st Call	20.00	40000.00	04 Month Including Rainy season
9	2025_PWDRB _446085_1	Ujjain	AR, SR, MOW work water supply and sanitary fitting in RB section no. 1 at sub dn. Ujjain dn. Ujjain.	1st Call	20.00	40000.00	12 Month Including Rainy season
10	2025_PWDRB _446086_1	Ujjain	AR, SR, MOW work water supply and sanitary fitting in RB section no. 6 at sub dn. Ujjain dn. Ujjain	1st Call	20.00	40000.00	12 Month Including Rainy season
11	2025_PWDRB _446087_1	Ujjain	AR, SR, MOW work water supply and sanitary fitting in NRB section no. 1 at sub dn. Ujjain dn. Ujjain	1st Call	20.00	40000.00	12 Month Including Rainy season
12	2025_PWDRB _446088_1	Ujjain	AR, SR, MOW work water supply and sanitary fitting in NRB Court building Ujjain at sub dn. Ujjain dn. Ujjain.	1st Call	20.00	40000.00	12 Month Including Rainy season
13	2025_PWDRB _446091_1	Ujjain	Water proofing work in RB section no. 5 at sub dn. Ujjain Dn. Ujjain.	1st Call	20.00	40000.00	04 Month Including Rainy season
14	2025_PWDRB _446093_1	Ujjain	AR, SR, MOW work water supply and sanitary fitting in RB section no. 5 at sab dn. Ujjain dn. Ujjain.	1st Call	20.00	40000.00	04 Month Including Rainy season
15	2025_PWDRB _446094_1	Ujjain	Repair and Renovation work at Bangla na. B-3 Udyan Marg Ujjain	1st Call	4.17	8340.00	02 Month Including Rainy season
Total					284.17		
The document can only be purchased online from the above website after making online payment. The last date & time for purchase of Document online is Dated 06/09/2025 up to (18:30.) Detailed NIT and other details can be viewed on the above mentioned portal. Amendments to NIT, if any, would be published on website only, and not in newspaper.							
The Original FDR & Other document will be received online only.							
EXECUTIVE ENGINEER PWD (B & R) DN UJJAIN					G-17788		
पॉक्सो हे सुरक्षा का हथियार, बच्चों पर न करें अत्याचार							

**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) and 9 (1))**  
**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) 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 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.

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 3. DATE & TIME OF THE PROPERTY INSPECTION 1.E-AUCTION DATE: 30.09.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.09.2025 3. DATE OF INSPECTION: 27.09.2025	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE: Rs. 12,50,000/- (Rupees Twelve Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,25,000/- (Rupees One Lac Twenty Five Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
1.	<b>1.Mr. Radheshyam Lohar ("Borrower")</b> <b>2.Mr. Prabhu Lal Lohar</b> <b>3.Mrs. Rekha Bai Lohar</b> <b>4.Mrs. Anokhi Bai (Co-borrower)</b> <b>LOAN ACCOUNT No. LNHLAGA000062912 (Old) /50300000612866 (New)</b> <b>Rupees 11,02,023/- (Rupees Eleven Lacs Two Thousand and Twenty Three Only) as on 19.08.2025 along with applicable future interest.</b>	All that piece and parcel of property of Land and building, the property being House No. 213, land area admeasuring 3720 Sq. Ft. or 345.72 Sq. Mtr. Ward No. 10, PH No. 40, situated at Gram Kherana Tehsil Susner Dist. Agar Malwa, Madhya Pradesh - 465447 Bounded as under: North: House of Ratanlal, South: House of Kaluram., East: Aam Rasta., West: Plot of Self.		
2.	<b>1.Mr. Bheru Singh ("Borrower")</b> <b>2.Mrs. Sayara Bai (Co-borrower)</b> <b>3.Mrs. Rakhi Singh (Guarantor)</b> <b>LOAN ACCOUNT No. LNHLAGA000057207 (Old) /50300000610222 (New)</b> <b>Rupees 6,77,665/- (Rupees Six Lacs Seventy Seven Thousand and Sixty Five Only) as on 19.08.2025 along with applicable future interest.</b>	All Piece and Parcel of property having land and building being House No. 13, Area Admeasuring 1404 Sq. Ft., (130.48 Sq. Mt.), Ward No. 11, PH No. 34, Land Survey No. 151, Gram Napakhedi, Gram Panchayat Chachakhedi, Tehsil Agar, District Agar Malwa, Madhya Pradesh 465441, Bounded as follows: , North: Common Road, South: Plot of Vikram Singh, East: House of Owner, West: House of Rughnath	<b>1.E-AUCTION DATE: 30.09.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.09.2025</b> <b>3. DATE OF INSPECTION: 27.09.2025</b>	<b>RESERVE PRICE: Rs. 13,50,000/- (Rupees Thirteen Lacs Fifty Thousand Only).</b> <b>EARNEST MONEY DEPOSIT: Rs. 1,35,000/- (Rupees One Lac Thirty Five Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)</b>
3.	<b>1.Mr. Kamal Vishvkarma ("Borrower")</b> <b>2.Mrs. Sumitira Bai, W/o Mr. Kamal (Co-borrower)</b> <b>3.Mr. Govardhan Lal (Guarantor)</b> <b>LOAN ACCOUNT No. LNHJLR0000086110 (Old) /503000000715992 (New)</b> <b>Rupees 7,37,650/- (Rupees Seven Lacs Thirty Seven Thousand Six Hundred Fifty Only) as on 19.08.2025 along with applicable future interest.</b>	All that piece and parcel of Property having land and building being a Plot on part of Land Survey No. 2072/1/MIN4/1/2/1/1/1/1/2, area admeasuring 600 Sq. Fts. i.e., 55.76 Sq. Mts., situated at Ward No. 12, Kasba Susner, Tehsil Susner, District Agar, District Agar Malwa, Madhya Pradesh - 465447, Bounded As:-, East By - Land of Khalik , West By - Plot of Mr. Lakshmi Narayan Ji, North By - 20 Ft. Wide Road, South By - Land of Khalik	<b>1.E-AUCTION DATE: 30.09.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.09.2025</b> <b>3. DATE OF INSPECTION: 27.09.2025</b>	<b>RESERVE PRICE: Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand Only).</b> <b>EARNEST MONEY DEPOSIT: Rs. 85,000/- (Rupees Eighty Five Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)</b>
4.	<b>1.Mr. Sandeep Dubey ("Borrower")</b> <b>2. Mrs. Kumari Dubey</b> <b>3.Mr. Suresh Dubey (Co-borrower)</b> <b>LOAN ACCOUNT No. LNHLINE000095984 (Old) /51200000715992 (New)</b> <b>Rupees 20,87,441/- (Rupees Twenty Lacs Eighty Seven Thousand Four Hundred Forty One Only) as on 19.08.2025 along with applicable future interest.</b>	All that piece and parcel of property having land and building bearing Plot No. L - 12, Admeasuring Plot Area adm. 600Sq. Ft., Nidhi Nagar Colony, on Survey No. 81/2, 82, 83 and 86, situated at PH No. 4/2, Village Santer, Tehsil Mhow, District Indore, Madhya Pradesh - 453441 Bounded As: North By: Colony Road South By: Colony Plot No. L -11, East By: Colony Plot No. L - 13, West By: Other's Land	<b>1.E-AUCTION DATE: 30.09.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.09.2025</b> <b>3. DATE OF INSPECTION: 27.09.2025</b>	<b>RESERVE PRICE: Rs. 15,00,000/- (Rupees Fifteen Lacs Only).</b> <b>EARNEST MONEY DEPOSIT: Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)</b>
5.	<b>1.Mr.Manglesh Sharma, S/o Sh. Ganesh Sharma ("Borrower")</b> <b>2. Mrs. Rani Sharma, W/o Sh. Manglesh Sharma</b> <b>3. Mrs. Savitra Bai, W/o Sh. Ganesh Prasad</b> <b>4.Mr. Ganesh Prasad Sharma, S/o Sh. Hajjarilal Sharma (Co-borrower)</b> <b>Loan account No. LNLHKG0000059731 (OLD) /50300000835082 (New) and LNLHKG0000074620 (OLD) /50300000836708 (New)</b> <b>Rupees 15,04,852/- (Rupees Fifteen Lacs Four Thousand Eight Hundred Fifty Two Only) as on 19.08.2025 along with applicable future interest.</b>	All that Piece and Parcel of property having land and building being a Residential Plot, land area admeasuring 700 Sq. Ft., i.e., 65.05 Sq. Mts., bearing Survey No. 764/1/2, P.H. No. 37 (Old P.H. No. 18), Ward No. 2, Parshuram Colony, Kasba & Tehsil - Chhatagon, District - Dewas, Madhya Pradesh - 455336 Bounded as follows: East : Remaining plot of Seller, West : 20 Ft. Wide Road, North : Remaining plot of Seller, South : Plot of Kadar Khan	<b>1.E-AUCTION DATE: 30.09.2025 (Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.09.2025</b> <b>3. DATE OF INSPECTION: 27.09.2025</b>	<b>RESERVE PRICE: Rs. 16,50,000/- (Rupees Sixteen Lacs Fifty Thousand Only).</b> <b>EARNEST MONEY DEPOSIT: Rs. 1,65,000/- (Rupees One Lac Sixty Five Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)</b>

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 loans.com/auction](http://www.caprihome loans.com/auction)

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**  
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 / 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.  
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 submission of bids).  
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 failures etc.  
6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S eProcurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0550. Email: [ramprasad@auctiontiger.net](mailto: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 29-Sep-2025.  
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. Unit No. 101-103, First Floor, Plot No. 103/4, Krishna Tower, Scheme No. 140, Above ICICI Bank, Pipiyane Square Indore, Madhya Pradesh latest by 03:00 PM on 29-Sep-2025. 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".  
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 Unit No. 101-103, First Floor, Plot No. 103/4, Krishna Tower, Scheme No. 140, Above ICICI Bank, Pipiyane Square Indore, Madhya Pradesh 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) 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.  
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, failing 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 postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.  
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. Movable item (if any) lying in the property is not offer with sale.  
25. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Sandeep Dixit Mo. No. 8989694769.  
26. This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) 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 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 supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.**

**Place : AGAR, MALWA, INDORE ( Madhya Pradesh)**  
**Date : 27- AUGUST-2025**

**Sd/- (Authorised Officer)**  
**Capri Global Housing Finance Limited**



