

E-AUCTION - SALE NOTICE

UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016 READ WITH REGULATION 27 OF INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (BANKRUPTCY PROCESS FOR PERSONAL GUARANTORS TO CORPORATE DEBTORS) REGULATIONS, 2019

In the Bankruptcy Process of Mr. Vivek Suresh Agrawal
(Personal Guarantor of Vivek Steelco Private Limited - Corporate Debtor)
Address: Vivek Villa, 21, Sarathi Part-3, Drive-in Road, Nr. Sai Hospital, Thaltej, Mernnagar, Ahmedabad, Gujarat-380052

Office of the Bankruptcy Trustee:
CA & IP BHAVAN TRIVEDI
Address: 55, 6th Floor, Shri Krishna Centre, Nr. Mithakhali Six Roads, Navrangpura, Ahmedabad, Gujarat-380009
Mail Address: bt.vivekagrwal@gmail.com

The following properties of Mr. Vivek Suresh Agrawal forming part of the Bankruptcy Estate are offered for sale by the Bankruptcy Trustee:

Sr. No.	Description of Assets	Reserve Price	EMD 10%	Bid Increase Amount
1.	Commercial office at Office No.: A/201, Second Floor, Mondeal Square, B/S. Parshwanath Business Park Nr. Isoon Elegance, Sarkhej-Gandhinagar Highway, Prahladnagar, Ahmedabad-380015. (Super built-up area: 3285.35 sq.ft.)	1,78,12,800	17,81,280	2,00,000
2.	Plot No. 7 (Revenue Survey No.: 55/P), Opp. Raj Lubricants, Nr. Jamnagar-Lajpur Road, GIDC Phase-II, Jamnagar-361004, Mouje: Jamnagar, Taluka: Jamnagar, District: Jamnagar (Area: 446.13 sq. mtr.)	80,30,160	8,03,016	1,00,000

- The sale is on an "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS". (The properties are under possession of the bankrupt and the Bankruptcy Trustee is taking necessary steps for taking possession. The sale shall be subject to applicable legal process.)
- The sale will be done by the undersigned through an e-auction platform **BAANKNET** (with unlimited extension of 5 minutes each).
- The reserve price has been fixed in accordance with the decision of the creditors and the applicable provisions of the Insolvency and Bankruptcy Code, 2016 and the regulations framed thereunder.
- The Bankruptcy Trustee shall not be responsible for any variation in measurements, physical condition or accessibility of the properties and the bidders are advised to conduct their own independent due diligence prior to participation.
- Detailed terms and conditions of the e-auction are available in the complete E-Auction Process Document at: <https://www.baanknet.com> or can be obtained by sending an Email to the Bankruptcy Trustee. For any technical assistance in using the e-auction platform, interested bidders may contact the BAANKNET support team through the details available on the website.
- For further details, interested parties may contact Mr. Bhavan Trivedi at Phone No. 9824094617 or Email: bt.vivekagrwal@gmail.com.
- Interested parties / bidders are requested to visit the above-mentioned website and submit their bids along with required documents.
- The Bankruptcy Trustee reserves the right to accept or reject any or all bids or to cancel or modify the terms of the e-auction without assigning any reason. The sale is subject to confirmation by the Bankruptcy Trustee.
- The auction schedule is subject to change depending upon operational requirements.
- Last date for submission of bid documents: **05:00 PM, 16th November 2026**
- Last date for deposit of EMD: **05:00 PM, 16th November 2026**
- Site visit shall be arranged on prior appointment between **29th October 2026 and 16th November 2026**
- Interested bidders are advised to independently verify the nature, measurement, physical status and encumbrances of the property prior to participation in the auction.
- Verification of bidders and issuance of login credentials: **18th November 2026**
- Date and time of e-auction: **20th November 2026 from 11:00 AM to 01:00 PM** (with unlimited extension of 5 minutes each)

Place: Ahmedabad. Reg No. IBB/IPA-001/IP-00335/2017-18/10605
Date: 29-10-2026 Bankruptcy Trustee in the matter of Vivek Suresh Agrawal

E-AUCTION - SALE NOTICE

UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016 READ WITH REGULATION 27 OF INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (BANKRUPTCY PROCESS FOR PERSONAL GUARANTORS TO CORPORATE DEBTORS) REGULATIONS, 2019

In the Bankruptcy Process of Mr. Anil Amarnath Agrawal
(Personal Guarantor of Vivek Steelco Private Limited - Corporate Debtor)
Address: C-51, Century Tower, B/H TGB, Bodakdev, Ahmedabad City, Bodakdev, Ahmedabad, Gujarat - 380054

Office of the Bankruptcy Trustee:
CA & IP BHAVAN TRIVEDI
Address: 55, 6th Floor, Shri Krishna Centre, Nr. Mithakhali Six Roads, Navrangpura, Ahmedabad, Gujarat, 380009
Mail Address: bt.anilagrwal@gmail.com

The following properties forming part of the Bankruptcy Estate of Mr. Anil Amarnath Agrawal are offered for sale by the Bankruptcy Trustee:

Sr. No.	Description of Assets	Reserve Price	EMD 10%	Bid Increase Amount
1.	Commercial property located at Shop No.: 309, Third Floor, 'Anand Cloth Market', Opp. Aashivadi Cloth Market, Sarangpur Bridge Road, Sarangpur, Ahmedabad-380002. Sheet No.: 69, City Survey No. -689/P, Mouje: Railwaypura, Taluka: City, District: Ahmedabad. (Carpet Area: 144 sq. ft.)	5,61,600	56,160	25,000

- The sale is on an "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS". (The properties are under possession of the bankrupt and the Bankruptcy Trustee is taking necessary steps in relation to the property.
- The sale will be done by the undersigned through an e-auction platform **BAANKNET** (with unlimited extension of 5 minutes each).
- The reserve price has been fixed in accordance with the decision of the creditors and the applicable provisions of the Insolvency and Bankruptcy Code, 2016 and the regulations framed thereunder.
- The Bankruptcy Trustee shall not be responsible for any variation in measurements, physical condition or accessibility of the properties and the bidders are advised to conduct their own independent due diligence prior to participation.
- Detailed terms and conditions of the e-auction are available in the complete E-Auction Process Document at: <https://www.baanknet.com> or can be obtained by sending an Email to the Bankruptcy Trustee. For any technical assistance in using the e-auction platform, interested bidders may contact the BAANKNET support team through the details available on the website.
- For further details, interested parties may contact Mr. Bhavan Trivedi at Phone No. 9824094617 or Email: bt.anilagrwal@gmail.com.
- Interested parties / bidders are requested to visit the above-mentioned website and submit their bids along with required documents.
- The Bankruptcy Trustee reserves the right to accept or reject any or all bids or to cancel or modify the terms of the e-auction without assigning any reason. The sale is subject to confirmation by the Bankruptcy Trustee.
- The auction schedule is subject to change depending upon operational requirements.
- Last date for submission of bid documents: **05:00 PM, 16th November 2026**
- Last date for deposit of EMD: **05:00 PM, 16th November 2026**
- Site visit shall be arranged on prior appointment between **29th October 2026 and 16th November 2026**
- Interested bidders are advised to independently verify the nature, measurement, physical status and encumbrances of the property prior to participation in the auction.
- Verification of bidders and issuance of login credentials: **18th November 2026**
- Date and time of e-auction: **20th November 2026 from 11:00 AM to 01:00 PM** (with unlimited extension of 5 minutes each)

Place: Ahmedabad. Reg No. IBB/IPA-001/IP-00335/2017-18/10605
Date: 29-10-2026 Bankruptcy Trustee in the matter of Anil Amarnath Agrawal

BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum IT Park B2 Building, 5th Floor, Kalyani Nagar Pune, Maharashtra-411014
Branch Add. 2ND FLOOR, SHURBHI ARCADE, OPP RAMBAUGH SOCIETY, SHASTRI ROAD, BARDOLI-394601 Authorized Officer's Details: Name Vishal Patel/ Email Id: vishal.patel1@bajajhousing.co.in
MOB NO. 9909995100 & 9974979878

APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the 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 physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

DETAILS OF BORROWER/CO BORROWERS/ GUARANTOR(S) AND LOAN DETAILS	DESCRIPTION OF THE IMMOVABLE PROPERTY	DETAILS OF E AUCTION
LAN:- H4X7HLT1046251 & H4X7HHL0974993 1. MUKESHBHAI V NAKRANI (Borrower) 2.MANISHABEN MUKESHBHAI NAKARANI (Co-Borrower) Both At Plot No 42 Shiv Vatika, Shiv Vatika 2 Nansad Gaam Kamrej, Near Juh Residency, Kamrej Surat, Gujarat-394180 Outstanding amount - Rs. 16,23,456/- (Rupees Sixteen Lakhs Twenty Three Thousand Four Hundred Fifty Six Only) as on 12/10/2026 along with future interest and charges accrued w.e.f. 12/10/2026	All That Piece And Parcel Of The Immovable Property Being Plot No. 42, Plotted Land Along With The Proposed Construction And Surrounding Rights Over The Original Land Situated At "shiv Vatika Vibhag 2", Village Nansad, Tal. Kamrej, Dist. Surat. Bearing Revenue Survey No. 70/1 And 70/2, Block No. 66, New Block No. 87 & 88, Butted & Bounded On East- Internal Road Of The Society, West- Contiguous Plot No. 59, North- Contiguous Plot No. 41 & South- Contiguous Plot No. 43	E-AUCTION DATE :-30/11/2026 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES LAST DATE OF SUBMISSION OF EARNEST MONEY DEPOSIT (EMD) WITH KYC IS :- 27/11/2026 UP TO 5:00PM. (IST). DATE OF INSPECTION:- 29/10/2026 to 27/11/2026 BETWEEN 11:00 AM TO 4:00 PM (IST). RESERVE PRICE: For Immovable property Rs. 7,20,000/- (Rupees Seven Lakhs Twenty Thousand Only) THE EARNEST MONEY DEPOSIT WILL BE Rs. 72,000/- (Rupees Seventy Two Thousand Only)10% of Reserve Price. BID INCREMENT -RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.

Terms and Conditions of the Public Auction are as under:

- The Secured asset will not be sold below the Reserve price.
- The Auction Sale will be online through e-auction portal.
- The e-Auction will take place through portal <https://bankauctions.in>, on 30/11/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each.
- For detailed terms and conditions please refer company website URL <https://www.bajajhousingfinance.in/auction-notices> or for any clarification please connect with Authorized officer.

Notice Date: 22-10-2026 Place: SURAT Authorized Officer (Vishal Patel) Bajaj 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 :- 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: 09.12.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 08.12.2026 3. DATE OF INSPECTION: 07.12.2026	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE : Rs.18,90,000/- (Rupees Eighteen Lakh Ninety Thousand Only). EARNEST MONEY DEPOSIT: Rs.1,89,000/- (Rupees One Lakh Eighty Nine Thousand Only) INCREMENTAL VALUE: Rs.10,000/- (Rupees Ten Thousand Only)
1.	1. Mr. Arjunbhai Harshadhbhai Thavaresa ("Borrower") 2. Mrs. Rekhabhai Arjunbhai Thavres (Co-borrower) LOAN ACCOUNT NO. LNLHAE000091070 (Old) /50300000593422 (New) /Rs.24,49,430/- (Rupees Twenty Four Lakh Forty Nine Thousand Four Hundred and Thirty Only) as on 26.10.2026 along with applicable future interest.	All that Piece and Parcel of residential Property having land and building being Flat No. 301 on 3rd Floor of Block - 27 in Sector No. B, admeasuring about 115 Sq. Yards i.e., 96.12 Sq. Mtrs (Super Built-Up) Construction Area, in the scheme known as Swaminarayan Park (Naroda), situate at Mouje Naroda, Tal. Asarva, Dist. Ahmedabad on land bearing Final Plot No. (22+44) 1 & (22+44)2 Paiki of TP Scheme No. 121 of Revenue Survey No. 610, 632 in the Registration District and Sub District - Ahmedabad - 6 (Naroda), Gujarat - 382330, Bounded As Follows:, North: Sector -B, Block No. 27, Flat No. 302, South: Margin Land of Society, East: Sector -B, Block No. 27, Flat No. 304, West: Sector -B, Block No. 28, Flat No. 304		
2.	1. Mr. Durg Jagmohan Singh ("Borrower") 2. Mrs. Lakshmi Durga Singh (Co-borrower) LOAN ACCOUNT NO. LNLHSUR000088322 (Old) /50300000921008 (New) /Rs.16,44,988/- (Rupees Sixteen Lakh Forty Four Thousand Nine Hundred and Eighty Eight Only) as on 26.10.2026 along with applicable future interest.	All that Piece and Parcel of residential property having land and building being Plot No. 125, Block/Revenue Survey No. 46 (After KJP Block No. 46/125), After Re Survey New Block No. 795, Happy Residency, admeasuring 468 Sq. Ft. i.e., 43.49 Sq. Mt. (According to 7*12 admeasuring 61.25 Sq. Mtrs) and Road Margin admeasuring 18.70 Sq. Mt., Ankleshwar, Andada Road, Mauje Andada District - Bharuch, Gujarat - 393001 Bounded as : , North: Plot No. 126, South: Plot No. 124, East: Road West: Open land	1. E-AUCTION DATE: 09.12.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 08.12.2026 3. DATE OF INSPECTION: 07.12.2026	RESERVE PRICE : Rs.9,15,000/- (Rupees Nine Lakh Fifteen Thousand Only). EARNEST MONEY DEPOSIT: Rs.91,500/- (Rupees Nine Thousand and Five Hundred Only) INCREMENTAL VALUE: Rs.5,000/- (Rupees Five Thousand Only)
3.	1. Mr. Niteshbhai Vashrambhai Sarvaiya ("Borrower") 2. Mrs. Manishabhai Niteshbhai Sarvaiya (Co-borrower) LOAN ACCOUNT NO. LNLHLRA000061672 (Old) /50300000884395 (New) /Rs.15,80,412/- (Rupees Fifteen Lakh Eighty Thousand Four Hundred and Twelve Only) as on 28.10.2026 along with applicable future interest.	All That Piece And Parcel Of Land and Building being House, land area admeasuring 59-28 Sq. Mtrs, Construction Area 61.99 Sq. Mtr situated at Plot No. 06, Revenue Survey No. 117/2 Paiki 1, Paiki 1, Krishna Park, Near Harbhole Society, Gondal, Raj., Gujarat-360311 Bounded as Follows: North: Plot No. 07 South:Plot No. 05, East: 7.50 Mts Road West: property of 117/2 Paik 3	1. E-AUCTION DATE: 09.12.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 08.12.2026 3. DATE OF INSPECTION: 07.12.2026	RESERVE PRICE : Rs.11,90,000/- (Rupees Eleven Lakh Ninety Thousand Only). EARNEST MONEY DEPOSIT: Rs.1,19,000/- (Rupees One Lakh Nineteen 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 loans.com/auction

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 extant & 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 may 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 M/S e-Procurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-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 M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837). Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasada@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 favor of "Capri Global Housing Finance Limited" on or before 08.12.2026
- 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 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 latest by 03:00 PM on 08.12.2026. 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 M/S e-Procurement 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 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.
- 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 Authorised Officer, Capri Global Housing Finance Limited, Regional Office 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 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 date 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 Capital 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 Authorised 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 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 time as deemed fit by the Authorised 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 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.
- 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 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorised Officer is final, binding and unquestionable.
- 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.
- Please Note that any movable items (if any) lying in the property is not offered with this Sale.
- Please Note that Forfeiture for Non-Participation by Sole Bidder Where only one bidder is found eligible after deposit of EMD, such bidder shall mandatorily log in and participate in the live e-auction at the scheduled date and time. Mere submission of bid form and deposit of EMD shall not constitute participation. If the sole eligible bidder fails to log in and participate in the live e-auction for any reason whatsoever (except certified technical failure of the e-auction service provider), the EMD shall stand automatically forfeited without further notice, and the Authorized Officer shall be free to cancel the auction and/or conduct a fresh auction without any liability to the bidder.
- For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Vipul Solanki Mo. No. 7990249821 and Mr. Ajeet Kumar Mo. No. 9910198552.

This publication is also 30 (Thirty) days notice to the Borrower / Mortgagee / 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 : GUJARAT- Date : 29-Oct-2026 Sd/- (Authorized Officer) Capri Global Housing Finance Limited

CAPRI GLOBAL CAPITAL 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 Capital 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 Capital 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: 09.12.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 08.12.2026 3. DATE OF INSPECTION: 07.12.2026	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE: Rs. 20,35,000/- (Rupees Twenty Lakh Thirty Five Thousand Only). EARNEST MONEY DEPOSIT: Rs. 2,03,500/- (Rupees Two Lakh Three Thousand and Five Hundred Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only).
1.	1. Mr. Anilbhai Jayantilal Patel (Borrower) 2. Mrs. Jalpaben Anilbhai Patel (Co-Borrower) 3. Ms. Jayantibhai jagjivanbhai Bhuva (Co-Borrower) LOAN ACCOUNT NO. LNMESUD000118776 (Old) /780300005934371 (New) /Rs.24,72,974/- (Rupees Twenty Four Lakh Seventy Two Thousand Nine Hundred and Seventy Four Only) as on 28.10.2026 along with applicable future interest.	All that piece & parcel of property of First Floor Hall of total admeasuring 95.69 sq. Mt. (with rights of terrace) bearing Limbdi City survey no: 2903 admeasuring 55.69 sq. Mt. and bearing Limbdi City survey no: 2904 admeasuring 40.00 sq. Mt. of city survey ward no:- 1, situated at First Floor of: Shiv Sobha -2 Complex, Bus Stand Road at Limbdi, Ta: Limbdi, District-Surendranagar, Gujarat-363421 Boundaries: East :- This side Main Road and Balcony and shutters of Hall, West -This side Property of Brijrajsinh Aniruddhsinh, North: This side Main Road and Balcony and shutter of Hall, South:- This side Property of Bhikhilal Trikamdass & Co.		
2.	1. Mr. Dangar Arjun Raja (Borrower) 2. Mrs. Dangar Sonalben Arjunbhai (Co-Borrower) 3. Mr. Dangar Varjangbhai Rajabhai (Co-Borrower) LOAN ACCOUNT NO. 80300011345005 /Rs.35,35,698/- (Rupees Thirty Five Lakh Thirty Five Thousand Six Hundred and Ninety Eight Only) as on 28.10.2026 along with applicable future interest.	All that Piece and Parcel of Property named "Krishnadham Resort" constructed on the land R.S. No. 179/Paike -1 (New R.S. No. 229) Land admeasuring 11598 sq. mtr of village Gadoli, Tehsil- Vanthali, Dist. Junagadh, Gujarat-362222, Bounded As Follows:, East: Adj. Vanthali-keshod Highway, West: Adj Agri. Land of R.S. No.179/Paike-1, North: Adj Land of R.S. No.179/Paike, West: Adj Land of R.S. No.59	1. E-AUCTION DATE: 09.12.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 08.12.2026 3. DATE OF INSPECTION: 07.12.2026	RESERVE PRICE: Rs.1,49,80,000/- (Rupees One Crore Forty Nine Lakh Eighty Thousand Only). EARNEST MONEY DEPOSIT: Rs.14,98,000/- (Rupees Fourteen Lakh Ninety Eight Thousand Only) INCREMENTAL VALUE: Rs.1,00,000/- (Rupees One Lakh Only).

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. www.Capriglobal.in/auction/

- 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 extant & 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 may 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 M/S e-Procurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-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 M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-61200531/576/596/559/598/587/594). Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: ramprasada@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 favor of "Capri Global Capital Limited" on or before 08.12.2026
- 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 Capital Limited Regional Office 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 latest by 03:00 PM on 08.12.2026. 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 M/S e-Procurement 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 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.
- 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 Authorised Officer, Capri Global Capital Limited, Regional Office 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 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) on the same day of the sale, being

<div><div><div>Bandhan</div><div>Bank</div></div></div> <div><div>રીજનલ ઑફિસઃ નેતાજી માર્ગ, મીઠાખળી છ રસ્તા પાસે, એલિસબ્રિજ, અમદાવાદ-૬. ફોનઃ ૯૧-૯૨-૨૬૪૨૧૬૭૧-૭૫</div></div>	<div><div>ભૌતિક કબજા અંગેની નોટિસ</div><div>ધ સિસ્ટ્રીટાઈઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઑફ ઇન્ડિયાલિયલ એસેટ્સ એન્ડ એન્શીયર્સન્ટ ઑફ સિસ્ટ્રીટાઈ ઇન્વેસ્ટમેન્ટ ઑફ્ટ, ૨૦૦૨ની કલમ ૧૩(૧૨) હેઠળ આપવામાં આવેલી સત્તાઓ, કે જેનો અર્થ ધ સિસ્ટ્રીટાઈ ઇન્વેસ્ટમેન્ટ (એન્શીયર્સન્ટ) ૩૯૫, ૨૦૦૨ના નિયમ ૩ માં આપવામાં આવ્યો છે, તે સત્તાઓનો ઉપયોગ કરતાં નોટિસ આપવામાં આવે છે કે, અધિકૃત અધિકારીઓ, અહીં જણાવેલાં ખાતાનાં દેવાદારોને ફિનાન્સ નોટિસ પાઠવી હતી અને તેમાં તે નોટિસ મળ્યાની તારીખથી ૬૦ દિવસની અંદર, રકમ ભરવાઈ કરી દેવા માટે જણાવ્યું હતું. દેવાદાર આ રકમ ભરવામાં નિષ્ફળ ગયા હોવાથી, દેવાદાર અને જાહેર જનતાને નોટિસ આપવામાં આવે છે કે, નીચે સહી કરનાર વ્યક્તિઓ,ઉપરોક્ત ધારાની કલમ ૧૩ની પેટા કલમ (૪) જેનો અર્થ ઉપરોક્ત ધારામાં નિયમ ૮ માં આપવામાં આવ્યો છે-તે મુજબ તે વ્યક્તિ (નીચે સહી કરનાર) ને મળેલી સત્તાનો ઉપયોગ કરીને, તેણે અહીં નીચે જે મિલકતનું વર્ણન આપવામાં આવ્યું છે, તે મિલકતનો ભૌતિક કબજો લઈ લીધો છે. આથી, ખાસ કરીને દેવાદાર અને જાહેર જનતાને ચેતવવામાં આવે છે કે તે મિલકત અને કોઈપણ પ્રકારનો વ્યવહાર કરવો નહીં અને છતાં જો તે મિલકત અંગે કોઈ પણ પ્રકારનો વ્યવહાર કરવામાં આવશે તો તે અંગેની રકમ, વ્યાજ, ખર્ચ અને શુલ્ક ભાવને, બેંકને આપીને રહેશે. સિસ્ટ્રીટાઈ એસેટ રીડીમ કરવા/પરત મેળવવા માટે ઉપલબ્ધ સમયના સંદર્ભે કાયદાની કલમ ૧૩ની પેટા કલમ (૮) ની જોગવાઈઓ તરફ કરજદાર/ગૌરો મુકુનાનું ધ્યાન દોરવામાં આવે છે.</div></div>			
<div><div>દેવાદારનું નામ અને લોન ખાતા નં.</div><div>શ્રી અશ્વ અરોહભાઈ ભોજવાળી શ્રીમતી હેમાબેન અરોહભાઈ ભોજવાળી રૉ00૧1૧0000૭૯૯૪</div></div>	<div><div>મોટીંગ મિલકતનું વર્ણન (સિસ્ટ્રીટાઈ એસેટ)</div><div>તમામ ચાલ અને અચલ સંપત્તિ, સ્થાવર મિલકત જેમાં ફ્લેટ નં. આર- ૨૦૪, નવો બ્લોક નં. ૧૨૯૦, સંયુક્ત બ્લોક નં. ૮૮૦, પહેલી માળ, બ્લોક નં. આર, ગેલેક્સી ફ્લેટ્સ, છત્રાલ, તાલુકો- કલોલ, જિલ્લો- ગાંધીનગર, ગુજરાત- ૩૮૨૬૨૮. વિસ્તાર આશરે ૪૦.૬૧ ચોરસ મીટર અને ૩૫.૬૧ ચોરસ મીટર છે. બાંધકામ શેત્ર સ્થિત છે અને જે આવરિત છે: ઉત્તર: બ્લોક નં. એસ પછીનો માર્જિન, પૂર્વ: ફ્લેટ નં.- આર/૨૦૫, પશ્ચિમ: ફ્લેટ નં.- આર/૨૦૩, દક્ષિણ: પેસેજ</div></div>	<div><div>ફિનાન્સ નોટિસની તારીખ</div><div>ઓક્ટોબર ૨૯, ૨૦૨૫</div></div>	<div><div>ભૌતિક કબજા અંગેની નોટિસની તારીખ</div><div>ઓક્ટોબર ૨૪, ૨૦૨૬</div></div>	<div><div>ફિનાન્સ નોટિસની તારીખ મુજબ બાકી રકમ</div><div>રૂ.૬,૬૯,૦૦૩.૪૯ (ઓક્ટોબર ૧૦, ૨૦૨૫ ના રોજ)</div></div>
<div><div>સ્થળઃ કલોલ વારિમઃ ઓક્ટોબર ૨૯, ૨૦૨૬</div></div>	<div><div>અધિકૃત અધિકારી બંધન બેંક લિમિટેડ</div></div>			

ઈ-કરાજ - વેચાણ સૂચના				
ઇન્વોલ્વન્સી અને બેન્કરન્સી ડોડ, 2016 હેઠળ, ઇન્વોલ્વન્સી અને બેન્કરન્સી બોર્ડ ઓફ ઇન્ડિયા (કોર્પોરેટ દેવાદારોને વ્યક્તિગત ગેરફી આપનારાઓ માટે બેન્કરન્સી પ્રક્રિયા) નિયમનો, 201૬ ના નિયમન 27 સાથે ચાંચો.				
શ્રી અનિલ અમરનાથ અગ્રવાલની નાદારી પ્રક્રિયામાં (વિવેક સ્ટીલકો પ્રાઇવેટ લિમિટેડના વ્યક્તિગત ગેરફી - કોર્પોરેટ દેવાદાર) સરનામું: C-51, સેન્ચ્યુરી ટાવર, TGB પાછળ, બોડકદેવ, અમદાવાદ શહેર, બોડકદેવ, અમદાવાદ, ગુજરાત-380054				
નાદારી ટ્રસ્ટીનું કાર્યાલય: CA અને IP ભાવન ત્રિવેદી સરનામું: 55, છબ્રો માળ, શ્રી કિષ્ના સેન્ટર, મીઠાખળી છ રસ્તા પાસે, નવરંગપુરા, અમદાવાદ, ગુજરાત, ૩80009 મેઇલ સરનામું: bt.anilagrawal@gmail.com				
શ્રી અનિલ અમરનાથ અગ્રવાલ નાદારી મિલકતનો ભાગ બનેલી નીચેની મિલકતો નાદારી ટ્રસ્ટી દ્વારા વેચાણ માટે ઓફર કરવામાં આવી છે:				
ક્રમ નં.	અસથાપતનો વર્ણન	અનામત કિંમત	ઇમેમ્પટી (10X)	બિડ વધારો રકમ
1.	કુશન નં. 309, નીજો માળ, "આનંદ કાપડ બજાર", આશીર્વાદ કાપડ બજારની સામે, સારંગપુર બ્રિજ રોડ,સારંગપુર, અમદાવાદ-380002 ખાતે આવેલી વાણિજ્યિક મિલકત. શીટ નં.: 89, શહેર સર્વે નં.: 689બી, મીજ: રેલવેપુરા,તાલુકા: શહેર, જિલ્લો: અમદાવાદ. (કાર્પેટ વિસ્તાર: 144 ચો.ફૂટ)	5,61,600	56,160	25,000
1.	મિલકતનું વેચાણ "જે સ્થિતિમાં છે તે સ્થિતિમાં", "જે સ્વરૂપમાં છે તે સ્વરૂપમાં", "જે ઉપલબ્ધ છે તે પ્રમાણે" અને "કોઇપણ જવાબદારી વિના" ધોરણે કરવામાં આવશે. (મિલકત નાદાર વ્યક્તિના કબજા હેઠળ છે અને નાદારી ટ્રસ્ટી કબજો મેળવવા માટે જરૂરી પગલાં લઈ રહ્યા છે.			
2.	વેચાણ નીચે સહી કરનાર દ્વારા ઈ-ઓક્શન પ્લેટફોર્મ BAANKNET (પત્રલે 5 મિનિટના અમર્થાદિત વિસ્તરણ સાથે) દ્વારા કરવામાં આવશે.			
3.	અનામત કિંમત લેણદારોના નિર્ણય અને નાદારી અને નાદારી સંહિતા, 2016 અને તેના હેઠળ રચાયેલ નિયમોની લાગુ જોગવાઈઓ અનુસાર નક્કી કરવામાં આવી છે.			
4.	નાદારી ટ્રસ્ટી મિલકતોના માપન, ભૌતિક સ્થિતિ અથવા સુલભતામાં કોઇપણ ફેરફાર માટે જવાબદાર રહેશે નહીં અને બોલી લગાવનારાઓને ભાગ લેતા પહેલા પોતાની સ્વતંત્ર ડ્યુ ડિલિજન્સ કરવાની સલાહ આપવામાં આવે છે.			
5.	ઈ-ઓક્શનના વિગતવાર નિયમો અને શરતો સંપૂર્ણ ઈ-ઓક્શન પ્રક્રિયા દસ્તાવેજમાં https://www.banknet.com પર ઉપલબ્ધ છે અથવા નાદારી ટ્રસ્ટીને ઇમેઇલ મોકલીને મેળવી શકાય છે. ઈ-ઓક્શન પ્લેટફોર્મનો ઉપયોગ કરવામાં કોઇપણ ટેકનિકલ સહાય માટે, રસ ધરાવતા બોલી લગાવનારાઓ વેબસાઇટ પર ઉપલબ્ધ વિગતો દ્વારા BAANKNET સપોર્ટે ટીમનો સંપર્ક કરી શકે છે.			
6.	વધુ વિગતો માટે, રસ ધરાવતા પક્ષો શ્રી ભાવન ત્રિવેદીનો ફોન નંબર 9824094617 અથવા ઇમેઇલ: bt.anilagrawal@gmail.com પર સંપર્ક કરી શકે છે.			
7.	રસ ધરાવતા પક્ષો / બોલી લગાવનારાઓને ઉપરોક્ત વેબસાઇટની મુલાકાત લેવા અને જરૂરી દસ્તાવેજો સાથે તેમની બોલી સબમિટ કરવા વિનંતી છે.			
8.	નાદારી ટ્રસ્ટી કોઇપણ અથવા બધી બોલી સ્વીકારવા અથવા નકારવાનો અથવા કોઇપણ કારણ આપ્યા વિના ઈ-ઓક્શનની શરતો ૨૬ કરવા અથવા સુધારવાનો અધિકાર અનામત રાખે છે. વેચાણ નાદારી ટ્રસ્ટી દ્વારા પુષ્ટિને આપીને છે.			
9.	જરૂરનું સમયપત્રક કાર્યકારી આવશ્યકતાઓને આધારે બદલાઈ શકે છે.			
10.	બિડ દસ્તાવેજો સબમિટ કરવાની છેલ્લી તારીખ: 05:00 PM, 16 નવેમ્બર 2026			
11.	EMD જમા કરાવવાની છેલ્લી તારીખ: 05:00 PM, 16 નવેમ્બર 2026			
12.	સ્થળ મુલાકાત 29 ઓક્ટોબર 2026 અને 16 નવેમ્બર 2026 ની વચ્ચે અગાઉથી મુલાકાત લેવા પર જોઈવામાં આવશે			
13.	રસ ધરાવતા બિડર્સને હરાજમાં ભાગ લેતા પહેલા મિલકતની પ્રકૃતિ, માપન, ભૌતિક સ્થિતિ અને બોજો સ્વતંત્ર રીતે ચકાસવાની સલાહ આપવામાં આવે છે.			
14.	બોલી લગાવનારાઓની ચકાસણી અને લોડિંગ ઓળખાનો જારી કરવાની તારીખ: 18 નવેમ્બર 2026			
15.	ઈ-કરાજની તારીખ અને સમય: 20 નવેમ્બર 2026 સવારે 11:00 થી બપોરે 01:00 વાચ્યા સુધી. (દરેક 5 મિનિટના અમર્થાદિત વિસ્તરણ સાથે)			
સહી/- શ્રી ભાવન ત્રિવેદી				
સ્થળ : અમદાવાદ. Reg No. IBB/IIPA-001/IP-00335/2017-18/10605 અનિલ અમરનાથ અગ્રવાલના કેસમાં નાદારી ટ્રસ્ટી તારીખ : 29-10-2026				

ઈ-કરાજ - વેચાણ સૂચના				
ઇન્વોલ્વન્સી અને બેન્કરન્સી ડોડ, 2016 હેઠળ, ઇન્વોલ્વન્સી અને બેન્કરન્સી બોર્ડ ઓફ ઇન્ડિયા (કોર્પોરેટ દેવાદારોને વ્યક્તિગત ગેરફી આપનારાઓ માટે બેન્કરન્સી પ્રક્રિયા) નિયમનો, 2019 ના નિયમન 27 સાથે ચાંચો.				
શ્રી વિવેક સુરેશ અગ્રવાલની નાદારી પ્રક્રિયામાં (વિવેક સ્ટીલકો પ્રાઇવેટ લિમિટેડના વ્યક્તિગત ગેરફી-કોર્પોરેટ દેવાદાર) સરનામું: વિવેક વિલા, 21, સારથી ભાગ-૩, ડાઇ-અ-બન રોડ, સાલ હોસ્પિટલ પાસે, થલતેજ, મેમનગર, અમદાવાદ, ગુજરાત-380052				
નાદારી ટ્રસ્ટીનું કાર્યાલય: CA અને IP ભાવન ત્રિવેદી સરનામું: 55, છબ્રો માળ, શ્રી કિષ્ના સેન્ટર, મીઠાખળી છ રસ્તા પાસે, નવરંગપુરા, અમદાવાદ, ગુજરાત, ૩80009 મેઇલ સરનામું: bt.vivekagrawal@gmail.com				
નાદારી એસેટ્સનો ભાગ બનતા શ્રી વિવેક સુરેશ અગ્રવાલની નીચેની મિલકતો નાદારી ટ્રસ્ટી દ્વારા વેચાણ માટે ઓફર કરવામાં આવી છે:				
ક્રમ નં.	અસથાપતનો વર્ણન	અનામત કિંમત	ઇમેમ્પટી (10X)	બિડ વધારો રકમ
1.	કોમર્શિયલ ઑફિસ, ઑફિસ નંબર: A/201, નીજો માળ, મોહન સ્પેર, પાર્શ્વનાથ બિઝનેસ પાર્કમાં ભાજપા, છબ્રો એલિગન્સ પાસે, સરખેજ-ગાંધીનગર હાઇવે, પ્રફુલ્લાનગર, અમદાવાદ-380015. (સુપર બિલ્ડ-અપ વિસ્તાર: ૩285 ચો.ફૂટ.)	1,78,12,800	17,81,280	2,00,000
2.	પ્લોટ નં.: 7 (રેવન્યુ સર્વે નં.: 55/પી), રાજ લુધિકન્ડેસ સામે, જામનગર-લાલપુર રોડ પાસે, GIDC ડેઝ-2, જામનગર -381004. મીજ: જામનગર, તાલુકો: જામનગર, જિલ્લો: જામનગર (વિસ્તાર: 448.13 ચો.મી.)	80,30,160	8,03,016	1,00,000
1.	મિલકતનું વેચાણ "જે સ્થિતિમાં છે તે સ્થિતિમાં", "જે સ્વરૂપમાં છે તે સ્વરૂપમાં", "જે ઉપલબ્ધ છે તે પ્રમાણે" અને "કોઇપણ જવાબદારી વિના" ધોરણે કરવામાં આવશે. (મિલકત નાદાર વ્યક્તિના કબજા હેઠળ છે અને નાદારી ટ્રસ્ટી કબજો મેળવવા માટે જરૂરી પગલાં લઈ રહ્યા છે. વેચાણ લાગુ કાનૂની પ્રક્રિયાને આપીને રહેશે.)			
2.	વેચાણ નીચે સહી કરનાર દ્વારા ઈ-ઓક્શન પ્લેટફોર્મ BAANKNET દ્વારા કરવામાં આવશે (દરેક 5 મિનિટના અમર્થાદિત વિસ્તરણ સાથે).			
3.	અનામત કિંમત લેણદારોના નિર્ણય અને નાદારી અને નાદારી સંહિતા, 2016 અને તેના હેઠળ રચાયેલ નિયમોની લાગુ જોગવાઈઓ અનુસાર નક્કી કરવામાં આવી છે.			
4.	નાદારી ટ્રસ્ટી મિલકતોના માપ, ભૌતિક સ્થિતિ અથવા સુલભતામાં કોઇપણ ફેરફાર માટે જવાબદાર રહેશે નહીં અને બોલી લગાવનારાઓને સલાહ આપવામાં આવે છે કે તેઓ ભાગ લેતા પહેલા પોતાની સ્વતંત્ર ડ્યુ ડિલિજન્સ કરે.			
5.	ઈ-કરાજના વિગતવાર નિયમો અને શરતો સંપૂર્ણ ઈ-કરાજ પ્રક્રિયા દસ્તાવેજમાં https://www.baanknet.com પર ઉપલબ્ધ છે અથવા નાદારી ટ્રસ્ટીને ઇમેઇલ મોકલીને મેળવી શકાય છે. ઈ-કરાજ પ્લેટફોર્મનો ઉપયોગ કરવામાં કોઇપણ ટેકનીકી સહાય માટે, રસ ધરાવતા બિડર્સ વેબસાઇટ પર ઉપલબ્ધ વિગતો દ્વારા BAANKNET સપોર્ટે ટીમનો સંપર્ક કરી શકે છે.			
6.	વધુ વિગતો માટે, રસ ધરાવતા પક્ષો શ્રી ભાવન ત્રિવેદીનો ફોન નંબર 9824094617 અથવા ઇમેઇલ: bt.vivekagrawal@gmail.com પર સંપર્ક કરી શકે છે.			
7.	રસ ધરાવતા પક્ષો / બિડર્સને ઉપરોક્ત વેબસાઇટની મુલાકાત લેવા અને જરૂરી દસ્તાવેજો સાથે તેમની બિડ સબમિટ કરવા વિનંતી કરવામાં આવે છે.			
8.	નાદારી ટ્રસ્ટી કોઇપણ અથવા બધી બિડ સ્વીકારવા અથવા નકારવાનો અથવા કોઇપણ કારણ આપ્યા વિના ઈ-કરાજની શરતો ૨૬ કરવા અથવા સુધારવાનો અધિકાર અનામત રાખે છે. વેચાણ નાદારી ટ્રસ્ટી દ્વારા પુષ્ટિને આપીને છે.			
9.	જરૂરનું સમયપત્રક કાર્યકારી આવશ્યકતાઓને આધારે બદલાઈ શકે છે.			
10.	બિડ દસ્તાવેજો સબમિટ કરવાની છેલ્લી તારીખ: 05:00 PM 16 નવેમ્બર 2026			
11.	EMD જમા કરાવવાની છેલ્લી તારીખ: 05:00 PM 16 નવેમ્બર 2026			
12.	સ્થળ મુલાકાત 29 ઓક્ટોબર 2026 અને 16 નવેમ્બર 2026 વચ્ચે અગાઉથી મુલાકાત લેવા માટે ઓફરવામાં આવશે			
13.	રસ ધરાવતા બિડર્સને હરાજમાં ભાગ લેતા પહેલા મિલકતની પ્રકૃતિ, માપ, ભૌતિક સ્થિતિ અને બોજો સ્વતંત્ર રીતે ચકાસવાની સલાહ આપવામાં આવે છે.			
14.	બોલી લગાવનારાઓને ચકાસણી અને લોડિંગ ઓળખાપનો જારી કરવા: 18 નવેમ્બર 2026			
15.	ઈ-કરાજની તારીખ અને સમય: 20 નવેમ્બર 2026 સવારે 11:00 થી બપોરે 01:00 વાચ્યા સુધી (દરેક 5 મિનિટના અમર્થાદિત વિસ્તરણ સાથે)			
સહી/- શ્રી ભાવન ત્રિવેદી				
સ્થળ : અમદાવાદ. Reg No. IBB/IIPA-001/IP-00335/2017-18/10605 વિવેક સુરેશ અગ્રવાલના કેસમાં નાદારી ટ્રસ્ટી તારીખ : 29-10-2026				

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PUBLIC ANNOUNCEMENT



(Please scan this QR Code to view the UDRHP – I and the Draft Abridged Prospectus)



CARLSBERG INDIA LIMITED

Our Company was incorporated in the name of "South Asia Breweries Private Limited" as a private limited company under the Companies Act, 1956, pursuant to a certificate of incorporation dated May 3, 2006 issued by the Registrar of Companies, National Capital Territory of Delhi and Haryana at New Delhi. Subsequently, the name of our Company was changed to "Carlsberg India Private Limited", pursuant to a Board resolution dated September 26, 2008 and a Shareholders' resolution dated October 21, 2008, and a fresh certificate of incorporation was issued by the Registrar of Companies, National Capital Territory of Delhi and Haryana at New Delhi on February 23, 2009. Upon the conversion of our Company into a public limited company, pursuant to a Board resolution dated March 16, 2026 and a special resolution passed by our Shareholders at the extraordinary general meeting dated March 26, 2026, the name of our Company was changed to "Carlsberg India Limited", and a fresh certificate of incorporation dated May 21, 2026 was issued by the Registrar of Companies, Central Processing Centre at Manesar, Haryana. For details of changes in the name and registered office address of our Company, see "History and Certain Corporate Matters" on page 226 of the updated draft red herring prospectus - I dated October 27, 2026 (the "UDRHP - I" or the "Updated Draft Red Herring Prospectus - I").

Registered Office: 4th Floor, Rectangle No. 1, Commercial Complex, D4 Saket, New Delhi - 110 017, India. **Corporate Office:** 3rd Floor, Ireo Grand View Tower, Sector 58, Gurgaon, Haryana, 122 011, India

Telephone: +91 124 6923530; **Contact person:** Kamna Tiwari, Company Secretary and Compliance Officer; **E-mail:** cs@carlsberg.asia; **Website:** https://carlsbergindia.com/

Corporate Identity Number: U5111DL2006PLC148579

THE PROMOTERS OF OUR COMPANY ARE CARLSBERG A/S AND SOUTH ASIAN BREWERIES PTE. LTD

INITIAL PUBLIC OFFER OF UP TO 86,418,887 EQUITY SHARES OF FACE VALUE OF ₹1 EACH ("EQUITY SHARES") OF CARLSBERG INDIA LIMITED ("COMPANY") FOR CASH AT A PRICE OF ₹1/- PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹1/- PER EQUITY SHARE) ("OFFER PRICE") AGGREGATING UP TO ₹1/- MILLION THROUGH AN OFFER FOR SALE OF UP TO 86,418,887 EQUITY SHARES ("OFFERED SHARES") BY SOUTH ASIAN BREWERIES PTE. LTD ("PROMOTER SELLING SHAREHOLDER").

THE FACE VALUE OF EQUITY SHARES IS ₹1 EACH AND THE OFFER PRICE IS 1/- TIMES THE FACE VALUE OF THE EQUITY SHARES. THE PRICE BAND AND THE MINIMUM BID LOT WILL BE DECIDED BY OUR COMPANY, IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGERS AND WILL BE ADVERTISED IN ALL EDITIONS OF FINANCIAL EXPRESS, (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER) AND ALL EDITIONS OF JANSATTA (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER, HINDI ALSO BEING THE REGIONAL LANGUAGE OF NEW DELHI, WHERE OUR REGISTERED OFFICE IS LOCATED), AT LEAST TWO WORKING DAYS PRIOR TO THE BID/OFFER OPENING DATE AND SHALL BE MADE AVAILABLE TO THE BSE AND NSE FOR UPLOADING ON THEIR RESPECTIVE WEBSITES IN ACCORDANCE WITH THE SEBI ICDR REGULATIONS.

In case of any revision to the Price Band, the Bid/ Offer Period will be extended by at least three additional Working Days following such revision of the Price Band, subject to the Bid/ Offer Period not exceeding 10 Working Days. In cases of force majeure, banking strike or similar unforeseen circumstances, our Company, in consultation with the Book Running Lead Managers, for reasons to be recorded in writing, extend the Bid/ Offer Period for a minimum of one Working Day, subject to the Bid/ Offer Period not exceeding 10 Working Days. Any revision in the Price Band and the revised Bid/ Offer Period, if applicable, will be widely disseminated by notification to the Stock Exchanges, by issuing a public notice, and also by indicating the change on the respective websites of the Book Running Lead Managers and at the terminals of the Syndicate Members and by intimation to Self-Certified Syndicate Banks ("SCSBs"), other Designated Intermediaries and the Sponsor Banks, as applicable.

This is an Offer in terms of Rule 19(2)(b) of the SCRR read with Regulation 31 of the SEBI ICDR Regulations. This Offer is being made through the Book Building Process in compliance with Regulation 6(I) of the SEBI ICDR Regulations wherein not more than 50% of the Offer shall be available for allocation on a proportionate basis to QIBs (such portion the "QIB Portion") provided that our Company, in consultation with the Book Running Lead Managers, may allocate up to 60% of the QIB Portion to Anchor Investors on a discretionary basis in accordance with the SEBI ICDR Regulations ("Anchor Investor Portion"), of which 40% shall be reserved as under: (i) 33.33% for domestic Mutual Funds; and (ii) 6.67% shall be reserved for Life Insurance Companies and Pension Funds, subject to valid Bids being received from domestic Mutual Funds, Life Insurance Companies and Pension Funds at or above the price at which Equity Shares will be allocated to the Anchor Investors ("Anchor Investor Allocation Price"), in accordance with the SEBI ICDR Regulations. Any under-subscription in the reserved category specified in clause (i) above, may be allocated to domestic Mutual Funds. In the event of under-subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares shall be added to the QIB Portion (excluding the Anchor Investor Portion) ("Net QIB Portion"). Further, 5% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIBs (other than Anchor Investors) including Mutual Funds, subject to valid Bids being received at or above the Offer Price. However, if the aggregate demand from Mutual Funds is less than 5% of the Net QIB Portion, the balance Equity Shares available for allocation in the Mutual Fund Portion will be added to the remaining QIB Portion for proportionate allocation to QIBs. Further, not less than 15% of the Offer shall be available for allocation to NIBs of which (a) one third portion shall be reserved for NIBs with application size of more than ₹0.20 million and up to ₹1.00 million; and (b) two-thirds of the portion shall be reserved for NIBs with application size of more than ₹1.00 million, provided that the unsubscribed portion in either of such sub-categories may be allocated to Bidders in the other sub-category of NIBs in accordance with the SEBI ICDR Regulations, subject to valid Bids being received at or above the Offer Price. Not less than 35% of the Offer shall be available for allocation to RIBs in accordance with the SEBI ICDR Regulations, subject to valid Bids being received from them at or above the Offer Price. All Bidders (except Anchor Investors) are required to mandatorily utilise the Application Supported by Blocked Amount ("ASBA") process by providing details of their respective ASBA accounts and UPI ID (in case of UPI Bidders using the UPI Mechanism), in which case the corresponding Bid Amounts will be blocked by the SCSBs or under the UPI Mechanism, as applicable to participate in the Offer. Anchor Investors are not permitted to participate in the Anchor Investor Portion of the Offer through the ASBA process. For details, see "Offer Procedure" on page 453 of the UDRHP-I. This public announcement is made in compliance with the provisions of Regulations 59C(9), 59C(9A) and 59C(10) of the SEBI ICDR Regulations to inform the public that our Company is proposing to undertake, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, an initial public offer of its Equity Shares pursuant to the Offer and has filed the UDRHP - I and Draft Abridged Prospectus dated October 27, 2026 with Securities and Exchange Board of India ("SEBI") and the BSE Limited and National Stock Exchange of India Limited ("Stock Exchanges").

Pursuant to Regulations 59C(9), 59C(9A) and 59C(10) of the SEBI ICDR Regulations, the UDRHP-I and Draft Abridged Prospectus filed with SEBI and Stock Exchanges has been made available to the public for comments, if any, for a period of at least 21 days, from the date of publication of this public announcement by hosting it on the website of SEBI at www.sebi.gov.in, on the websites of the Stock Exchanges i.e., BSE at www.bseindia.com, NSE at www.nseindia.com where the Equity Shares are proposed to be listed, the website of the BRLMs, i.e. Kotak Mahindra Capital Company Limited at https://investmentbank.kotak.com/, Citigroup Global Markets India Private Limited at http://www.online.citibank.co.in/rhtm/citigroupglobalscreen1.htm and J.P. Morgan India Private Limited at www.jpml.com and the website of our Company at https://carlsbergindia.com/investor-relations/ipo-information-and-documents/offer-documents/. Our Company hereby invites the public to give their comments on the UDRHP-I and the Draft Abridged Prospectus filed with SEBI and the Stock Exchanges, with respect to disclosures made in the UDRHP-I and the Draft Abridged Prospectus. The members of public are requested to send a copy of their comments to SEBI, and/or to the Company Secretary and Compliance Officer of our Company and/or the BRLMs at their respective addresses mentioned herein below. All comments must be received by SEBI and/or our Company and/or the BRLMs and/or the Company Secretary and Compliance Officer of our Company at their respective addresses mentioned herein below in relation to the Offer on or before 5:00 p.m. on the 21st day from the aforesaid date of publication of this public announcement in accordance with Regulation 59C(10)(i) of SEBI ICDR Regulations.

Investments in equity and equity-related securities involve a degree of risk and Bidders should not invest any funds in the Offer unless they can afford to take the risk of losing their entire investment. Bidders are advised to read the risk factors carefully before taking an investment decision in the Offer. For taking an investment decision, Bidders must rely on their own examination of our Company and the Offer, including the risks involved. The Equity Shares offered in the Offer have neither been recommended, nor approved by the SEBI, nor does SEBI guarantee the accuracy or adequacy of the contents of the Updated Draft Red Herring Prospectus - I. Specific attention of the Bidders is invited to "Risk Factors" on page 23 of the UDRHP-I.

Any decision to invest in the Equity Shares described in the UDRHP-I may only be made after the Red Herring Prospectus ("RHP") has been filed with the Registrar of Companies, National Capital Territory of Delhi – I, at South Delhi ("RoC") and must be made solely on the basis of such RHP, as there may be material changes in the RHP from the UDRHP-I.

The Equity Shares, when offered through the RHP, are proposed to be listed on the main board of the Stock Exchanges. For details of the main objects of our Company as contained in its memorandum of association, see "History and Certain Corporate Matters" on page 226 of the UDRHP-I. The liability of the members of our Company is limited. For details of the share capital, capital structure of our Company and the names of the signatories to the memorandum of association and the number of shares subscribed by them see "Capital Structure" on page 105 of the UDRHP-I.

BOOK RUNNING LEAD MANAGERS		REGISTRAR TO THE OFFER	
 kotak® Investment Banking	 citi®	J.P.Morgan	 MUFG MUFG Intime
Kotak Mahindra Capital Company Limited 27 BKC, 1 st Floor, Plot No. C-27, “C” Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 Maharashtra, India Tel: +91 22 4336 0000 E-mail: carlsberg.ipo@kotak.com Website: https://investmentbank.kotak.com/ Investor Grievance E-mail: kmccredressal@kotak.com Contact Person: Ganesh Rane SEBI Registration No: INM000008704	Citigroup Global Markets India Private Limited 1202, 12 th Floor, First International Financial Centre G Block Bandra Kurla Complex, Bandra (East), Mumbai 400 098 Maharashtra, India Tel: +91 22 6175 9999 E-mail: carlsbergindia.ipo@citici.com Website: http://www.online.citibank.co.in/rhtm/citigroupglobalscreen.htm Investor Grievance E-mail: investors.cgmib@citici.com Contact Person: Sivamsa Pingali SEBI Registration No: INM000010718	J.P. Morgan India Private Limited J.P. Morgan Towers, Off C.S.T Road Kalina, Santacruz - East Mumbai 400 098 Maharashtra, India Tel: +91 22 6157 3000 E-mail: carlsberg_India_IPO@jpmorgan.com Website: www.jpmipl.com Investor Grievance E-mail: investorsmb.jpmipl@jpmorgan.com Contact Person: Darshil Mehta SEBI Registration No: INM000002970	MUFG Intime India Private Limited <i>(Formerly Link Intime India Private Limited)</i> C-101, Embassy 247, L.B.S. Marg, Vikhroli (West) Mumbai-400 083, Maharashtra, India Tel: +91 022 4918 6000 E-mail: carlsberg.ipo@in.mpmfs.mufg.com Investor Grievance ID: carlsberg.ipo@in.mpmfs.mufg.com Website: www.in.mpmfs.mufg.com Contact Person: Shanti Gopalkrishnan SEBI Registration No.: INR000004058
COMPANY SECRETARY AND COMPLIANCE OFFICER			
Kamna Tiwari, Carlsberg India Limited 3 rd Floor, Ireo Grand View Tower, Sector 58, Gurgaon, Haryana, 122 011, India. Tel: + 91 124 692 3530; E-mail: cs@carlsberg.asia ; Website: https://carlsbergindia.com/			