Prozone Realty Limited

(Formerly known as 'Prozone Intu Properties Limited' till 24th May 2023)

Date: 08.01.2025

National Stock Exchange of India Ltd.,

Exchange Plaza, C-1, Block G,

Bandra Kurla Complex,

Bandra (E)

Mumbai - 400 051

Scrip: PROZONER

BSE Limited,

Phiroze Jeejeebhoy Tower,

Dalal Street,

Mumbai-400001, India.

Dear Sir/Madam,

Scrip: 534675

Sub.: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR Regulation")

Ref: Detailed Public Statement in relation to Open Offer to the public shareholders (as defined in the Detailed Public Statement) of the Company under SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 ("SEBI SAST Regulation")

Dear Sir/Madam,

We write to inform you that the Company is in receipt of Detailed Public Statement ("DPS") from the Manager to the Offer i.e. Gretex Corporate Services Limited, in relation to the Open Offer to the public shareholders of the company made by M/s. Apax Trust (acting through its trustee- Mr. Nikhil Chaturvedi) ("Acquirer") alongwith the person acting in concert, for acquiring equity shares of the company as per the requirements of the SEBI SAST Regulation.

A copy of the Detailed Public Statement received by the company is enclosed herewith.

Kindly take the above document on your record.

Thanking you.

Yours truly,

For Prozone Realty Ltd

Ajavendra Pratap Jain

CS & Chief Compliance Officer

Encl.: as above



GRETEX CORPORATE SERVICES LIMITED

Formerly known as GRETEX CORPORATE SERVICES PRIVATE LIMITED

A-401, Floor 4th, Plot FP-616, (PT), Naman Midtown, Senapati Bapat Marg, Near Indiabulls, Delisle Road, Dadar (West), Mumbai 400013, Maharashtra, India Website: www.gretexcorporate.com, Email ID: info@gretexgroup.com Contact No.: 022 4002 5273, 98368 22199, 98368 21999

CIN: L74999MH2008PLC288128

January 07, 2025

To, The Board of Directors **Prozone Realty Limited**

Registered Office: Unit- A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle, Mumbai, Maharashtra, India, 400099

Dear Sir/Madam,

Sub.: Detailed Public Statement ("DPS") in relation to an open offer to the Public Shareholders (as defined in the DPS) of Prozone Realty Limited ("PRL" or "Target Company") ("Open Offer").

We are pleased to inform that we have been appointed as 'Manager to the Offer' by M/s. Apax Trust (acting through its Trustee - Mr. Nikhil Chaturvedi) ("Acquirer") and Mr. Nikhil Chaturvedi (together with the Acquirer, the "PAC"), as person acting in concern, in connection with the Open Offer under Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 ("SEBI (SAST) Regulations") and subsequent amendments thereto, for acquisition of up to 3,96,76,750 (Three crore Ninety-Six Lakh Seventy-Six Thousand Seven Hundred and Fifty only) fully paid up Equity Shares of the Target Company, of face value of ₹ 2.00/- each (Indian Rupees Two), representing 26.00% of the Equity and Voting Share Capital of the Target Company at a price of ₹ 25 (Rupees Twenty-Five) per Equity Share ("Offer Price") aggregating to total consideration to ₹ 99,19,18,750 (Rupees Ninety- Nine Crores Nineteen Lakhs Eighteen Thousand Seven Hundred and Fifty only) (assuming full acceptance) payable in cash.

In connection with the Open Offer, the public announcement was made by us on behalf of the Acquirer along with its PAC on December 31, 2024.

Accordingly, in compliance with the provisions of Regulations 13(4), 14(3) and 15(2) of the SEBI (SAST) Regulations, the Detailed Public Statement dated Monday, January 06, 2025 for the aforesaid Offer has been published today, i.e. Tuesday, January 07, 2025 in Financial Express (English daily) (All Editions), Jansatta (Hindi daily) (All Editions), and Mumbai Lakshadeep (Marathi Daily) (Mumbai Edition) ('Newspapers') ('Detailed Public Statement') and a copy of one of the said e-Newspaper has been enclosed herewith for your kind perusal.

Capitalised terms used in this letter unless defined herein shall have the same meaning as described to them in the enclosed DPS.

We request you to kindly disseminate the DPS on your website.

Thanking you,

Yours faithfully,

For Gretex Corporate Services Limited

Arvind Harlaka Whole-Time Director

DIN: 00494136 Encl.: - as above

FINANCIAL EXPRESS

DETAILED PUBLIC STATEMENT IN TERMS OF REGULATION 3(1) READ WITH REGULATIONS 13(4), 14(3) AND 15(2) AND OTHER APPLICABLE PROVISIONS OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVER) REGULATIONS, 2011, AS AMENDED, TO THE ELIGIBLE PUBLIC SHAREHOLDERS OF

PROZONE REALTY LIMITED

Corporate Identification Number: L45200MH2007PLC174147

Registered Office: Unit-A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle (East), Mumbai 400 099, Maharashtra, India: Contact Number: +91 2268239000/9001; Email Address: investorservice@prozonerealty.com; Website: www.prozonerealty.com

Open Offer for acquisition of upto 3.96.76.750 (Three crore Ninety-Six Lakh Seventy-Six Thousand Seven Hundred Fifty only) fully paid-up equity shares of face value of ₹2.00/- each (Indian Rupees Two) ("Offer Shares") of Prozone Realty Limited ("Target Company" or "TC") representing 26.00% of the Equity and Voting Share Capital (as defined below) from the Public Shareholders (as defined below) of the Target Company by M/s. Apax Trust ("Acquirer") along with persons acting in concert ("PAC") pursuant to and in compliance with Regulation 3(1) read with Regulations 13(4), 14(3) and 15(2) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 as amended from time to time ("Open Offer").

This detailed public statement ("DPS") is being issued by Gretex Corporate Services Limited, ("the Manager to the Offer"), on behalf of the Acquirer, in compliance with Regulations 13(4), 14(3), 15(2) and other applicable provisions of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and subsequent amendments thereto ("SEBI SAST Regulations") pursuant to the public announcement dated December 31, 2024 ("PA" or "Public Announcement") filed with BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") (NSE together with BSE referred to as the "Stock Exchanges"), Securities and Exchange Board of India ("SEBI") & sent to the registered office of the TC in compliance with Regulations 14(1) & 14(2) of the SEBI SAST Regulations.

For the purpose of this DPS, the following terms shall have the meaning assigned to them below:

"Acquirer" means M/s. Apax Trust (acting through its Trustee – Mr. Nikhil Chaturvedi).

"Equity Shares" means the fully paid-up Equity Shares of the Target Company of the face value of ₹ 2.00/- (Indian Rupees Two Only) each.

"Identified Date" means the date falling on the 10th (tenth) working day prior to the commencement of the tendering period, for the purpose of determining the Public Shareholders to whom Letter of Offer shall be sent, "Offer Period" has the same meaning as ascribed to it in the SEBI SAST Regulations.

"Public Shareholders" means all the shareholders of the Target Company who are eligible to tender their Equity Shares in the Open Offer in compliance with the SEBI SAST Regulations, other than: (i) the Acquirer, (ii) Seller, (iii) persons acting in concert with the Acquirer, (iv) the parties to any underlying agreement including persons deemed to be acting in concert with such parties. "Seller" means Nailsfield Limited

"Share Purchase Agreement" or "SPA" means the share purchase agreement dated Tuesday, December 31, 2024 whereby 4,39,95,788 (Four Crores Thirty- Nine Lakhs Ninety-Five Thousand Seven Hundred and Eighty-Eight Only) Equity Shares agreed to be acquired by the Acquirer at the price of ₹ 25/- (Rupees Twenty Five only) per Equity Shares Aggregating to ₹ 1,09,98,94,700 (Rupees One Hundred and Nine Crores Ninety-Eight Lakhs) Ninety Four Thousand and Seven Hundred only) from the Seller.

"Working Day" means any working day of the SEBI.

Terms used but not defined herein shall have the same meaning as ascribed to them in the PA.

- ACQUIRERS, SELLER, TARGET COMPANY AND OFFER
- (A) DETAILS OF ACQUIRER AND THE PAC:
- Apax Trust ("Acquirer")
- Name (Current name along with name changes in the past): Apax Trust (acting through its Trustee Mr. Nikhil Chaturvedi). The Acquirer has not changed / altered the name since its establishment
- Nature of Entity: Apax Trust is a private trust established under the Indian Trusts Act, 1882, having permanent account number AAHTA6012H, and represented by its trustee Mr. Nikhil Chaturvedi, residing at Unit No.8 Premium Towers CHS Lokhandwala Complex, Andheri West, Mumbai-400053, Maharashtra,
- Nature of business: The trust engages in investments across assets, shares, property, and businesses, including trading, manufacturing, real estate, partnerships, and joint ventures. It operates as agents, brokers, or otherwise to manage and grow the trust fund, ensuring flexibility in its commercial activities for its
- Address: Unit No.8 Premium Towers CHS Lokhandwala Complex, Andheri West, Mumbai 400053,
- Name of Group to which the Acquirer belongs: The Acquire does not belong to any group.
- Relationship of PAC entity with the acquirer: Mr. Nikhil Chaturvedi, being the PAC is acting in the capacity of Trustee of the Acquirer.
- Name of key shareholders of the entity with clear identification of persons in control/promoters: (1) Mrs. Shital Chaturyedi (2) Ms. Akanksha Chaturyedi, and (3) Ms. Anushka Chaturyedi, are the beneficiaries of the Acquirer (which is a private trust). The beneficiaries are relatives of Mr. Nikhil Chaturvedi who serves as the promoter and managing director of the Target Company.
- If the Acquirer is a listed entity, Stock Exchanges where its shares are listed: Not applicable.
- Disclosures of relationship / interest, if any, of the Acquirer in the Target Company: As on the date of this DPS, the Acquirer does not have any relationship/interest in the Target Company, save and except: a) The proposed shareholding to be acquired in the Target Company pursuant to SPA.
- b) Mr. Nikhil Chaturvedi, who is a person acting in concert ("PAC") to this transaction, being the Promoter of the Company and Trustee of Acquirer, is interested in the Target Company to the extent of his shareholding
- Further, the Acquirer does not hold any Equity Shares of the Target Company, However, it has agreed to buy 4,39,95,788 (Four Crores Thirty-Nine Lakhs Ninety- Five Thousand Seven Hundred and Eighty-Eight Only) Equity Shares of the Target Company by way of the SPA.
- The Net Worth as of December 31, 2024, stands at ₹ 296.51 Crores as certified by Mr. Priyansh Valawat (Membership No. 434660), Partner of M/s, Valawat & Associates, Chartered Accountants having office at 701, Lakshchandi Height, Gokuldham, Goregoan (East), Mumbai - 400 063 (Maharashtra), Phone: (M) 9950835928/ 8879520877, Mail: valawatpriyansh1@gmail.com. This certificate dated December 31, 2024, also confirms that the Acquirer has sufficient resources to meet the full obligations of the Offer.
- Mr. Nikhil Chaturvedi ("PAC")

Name of the Company

- Name (Current name along with name changes in the past), Age along with the residence of the PAC: Mr. Nikhii Chaturvedi, S/o Mr. Anupendra Chaturvedi, is a 55-year-old resident Indian. He has not changed / altered his name at any point of time during his life.
 - Further, Mr. Nikhil Chaturvedi carries a valid passport of Republic of India and holds a Permanent Account Number in India. He is the managing director of the Target Company and is a visionary entrepreneur driving the development of premium shopping centers and mixed-use projects across India. With a 15 million sq. ft. land bank and two landmark malls attracting 9+ million visitors annually, he champions excellence and shareholder value creation.
- Address: Unit No. 8, Premium Towers, CHS, Lokhandwala Complex, Andheri (W), Mumbai-400053, Tel. No.: 022-68239000; Email: nikchat69@gmail.com
- Directorship of PAC: Mr. Nikhil Chaturvedi (DIN: 00004983) holds directorships in the following companies as on the date of the DPS:

Date of Appointment

Designation

Prozone Realty Limited	L45200MH2007PLC174147	27-02-2012	Managing Director
	nship / interest, if any, of the PA		이 살이 보기하는 살이 아이들이 들었다면 보다면 하는 사람이 하는 것은 사람들이 하는 것이 되었다.
	d) Equity Shares in the Target Cor		
Lakhs Fifty Thousan	d Nine Hundred and Fifty-Five) Equity Shares in the ca	spacity as Trustee of Nikhil

Chaturvedi Family Trust) in the Target Company. Also, as on date of this DPS, Mr. Nikhil Chaturvedi is the

CIN

- promoter and managing director of the Target Company. Details of the CA providing Net worth Certificate along with the details of the Net worth of the PAC as specified in the certificate: CA Priyansh Valawat (Membership No. 434660), Partner of Valawat & Associates, Chartered Accountants (Firm Registration No. 003623C), having their office located at 701, Lakshchandi Height, Gokuldham, Goregoan (East), Mumbai - 400 063 (Maharashtra), Tel. No. +91 9950835928/ 8879520877 has certified vide certificate dated January 06, 2025 that the net worth of Mr. Nikhil Chaturvedi
- as of September 30, 2024 is ₹ 10,71,572 (Rupees Ten Lakhs Seventy-One Thousand Five Hundred and Seventy-Two only).

Other undertakings / confirmations by the Acquirer along with PAC:

- The Acquirer along with PAC is not in securities related business and is not registered with SEBI as a 'Market.
- The entire Offer Shares proposed to be acquired under this Offer will be acquired by the Acquirer and no other persons / entities propose to participate in the acquisition. The Acquirer along with PAC undertake that they will not sell the Equity Shares of the Target Company, if any,
- during the "Offer Period" in terms of Regulation 25(4) of the SEBI SAST Regulations. The Acquirer along with PAC have confirmed that they are not prohibited by SEBI from dealing in securities, in terms of direction issued under section 11B of Securities and Exchange Board of India Act, 1992, as
- amended (the "SEBI Act") or under any other regulation made under the SEBI Act. The Acquirer along with PAC have confirmed that they are not categorized as a 'Wilful Defaulter' in terms of Regulation 2(1)(ze) of the SEBI SAST Regulations. They have further confirmed that they are not appearing in
- the wilful defaulters list of the Reserve Bank of India. As on date, the Acquirer along with PAC has confirmed that they are not declared as 'Fugitive Economic
- Offender' under Section 12 of the Fugitive Economic Offenders Act, 2018. Note: No person other than the person mentioned above, are acting in concert with the Acquirer for the purposes of this Open Offer. While persons may be deemed to be acting in concert with the Acquirer in terms of Regulation 2(1)(q)(2) of the SEBI (SAST) Regulations ("Deemed PACs"), such Deemed PACs are not acting in concert with the Acquirer for the purposes of this Open Offer, within the meaning of Regulation 2(1)(q)(1) of the SEBI (SAST)

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(B) DETAILS OF SELLER:

Regulations

The details of the Seller as per the SPA are set out below:

Name of Sellers	III CONTRACTOR CONTRACTOR	Nature of	INTERNATION OF THE PARTY OF THE	Name of	Details o	of shares h	eld by the	Sellers
	in the	Entity	Promoter	the stock	Pre-Tran	saction	Post Tr	ansaction
	name in the past	/Individu al	Group (Yes / No)	Exchange in India or abroad where listed (if applicable	Number of Equity Shares	% of fully diluted Equity Share Capital of the Target Company	of Equity Shares	% of fully diluted Equity Share Capital of the Target Company
Nailsfield Limited, a company incorporated under the laws of the Republic of Mauritius, having Identification Number 66062 C1/GBL and having its registered office at 6th Floor, Two Tribeca, Tribeca Central, Trianon, 72261, Mauritius	No change in name	Body Corporate		No	4,39,95,788 Equity Shares		Nil	Nil
			Total		4,39,95,788 Equity Shares	28.83 %	Nil	Nil

- Name of the group to which seller belongs to: The Seller belongs to the group of Intu Properties Plc, UK. In terms of the SPA, the Seller has agreed to sell 28.83% shareholding to the Acquirer. Post completion of the
- Open Offer, the Seller ceases to be a shareholder of the Target Company. The Seller has not been prohibited by SEBI from dealing in securities in terms of direction issued under
- Section 11B of the SEBI Act, or under any of the regulations made under the SEBI Act.
- (C) DETAILS OF TARGET COMPANY Prozone Realty Limited ("PRL")
- The Target Company was originally incorporated on September 14, 2007 as a Private Limited Company in the name and style of "Castle Mall Private Limited" under the provisions of the Companies Act, 1956 with the Registrar of Companies, Mumbai. Subsequently, the Target Company was converted from a Private Limited Company to Public Limited Company and the name was changed to "Castle Mall Limited" and a fresh Certificate of Incorporation consequent to conversion was issued on October 05, 2011 by the Registrar of Companies, Mumbai. Thereafter, the name was changed to Prozone Intu Properties Limited and a fresh Certificate of Incorporation was issued on July 24, 2014 by the Registrar of Companies, Mumbai. Further, the name of the Company was changed to Prozone Realty Limited and a fresh Certificate of Incorporation was issued on May 25, 2023 by the Registrar of Companies, Mumbai. The Corporate Identification Number of the Target Company is L45200MH2007PLC174147.
- The registered office of the Target Company is presently situated at Unit- A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle, Airport Mumbai, Maharashtra, India 400099, Contact Number: +91 2268239000/9001; Email Address: investorservice@prozonerealty.com; Website: www.prozonerealty.com
- The Target Company is engaged in the business of developers, constructors, lease of all types of mall, mall management and to develop land, building, immovable properties, real estates by constructing, restructuring, altering, improving, decorating, furnishing and maintaining offices, ware-houses, shops, super markets, hyper markets, food courts, restaurants, banqueting, business centres, theatres, entertainment centres, amusements, games, parking facilities require for mall development and to run, maintain and manage the same businesses in India and abroad,
- As on date of this DPS, the authorized share capital of the Company is ₹ 40,05,00,000 (India Rupees Forty Crores Five Lakhs only) divided into 20,02,50,000 (Twenty Crores Two Lakh Fifty Thousand) Equity Shares having face value of ₹ 2 (Indian Rupees Two only), and the total issued and paid-up share capital of the Company is ₹ 30,52,05,766 (Indian Rupees Thirty Crores Fifty-Two Lakhs Five Thousand Seven Hundred and Sixty-Six only) divided into of 15,26,02,883 (Fifteen Crore Twenty-Six Lakhs Two Thousand Eight Hundred and Eighty Three) Equity Shares of ₹ 2 (Indian Rupees Two only).
- Target Company has established its connectivity with both the National Securities Depository Limited and Central Depository Services (India) Limited under the ISIN INE195N01013.
- The entire issued, subscribed, paid up and voting equity capital of the Target Company is listed at BSE and NSE under Scrip Code of 534675 on BSE and PROZONER on NSE with effect from September 12, 2012. The Equity Shares of the Target Company are frequently traded on BSE and NSE (within the meaning of

definition of "frequently traded shares" under Regulation 2(1)(j) of the SEBI SAST Regulations).

- As of the date of this DPS, (i) there are no partly paid up Equity Shares; or (ii) it has not issued any convertible securities: (iii) it has not issued any warrants: (iv) there are no locked-in Equity Shares of the Target Company; and (v) there are no shares against which depository receipts have been issued.
- The present Board of Directors and KMP of Target Company are as follows:

Sr. No.	Name of Director	DIN	Designation			
1.	Mr. Nikhil Chaturvedi	00004983	Managing Director			
2.	Mr. Salil Anupendra Chaturvedi	00004768	Non-Executive Director			
3.	Mr. Bipin Gurnani	07966971	Whole time Director and CEO			
4.	Mr. Umesh Kumar	01733695	Non-Executive Independent Director			
5,	Mrs. Deepa Misra Harris	00064912	Non-Executive Independent Director			
6.	Mrs. Dipa Hetal Hakani	07155347	Non-Executive Independent Director			
7.	Mr. Anurag Garg	*	Chief Financial Officer			
8.	Mr. Ajayendra Pratap Jain	- 8	Company Secretary and Chief Compliance Officer			
	The key financial information of the Target Company based on the latest audited consolidated fir					

statements which has been audited by the Target Company's erstwhile Statutory Auditors, M/s. BSR & Co. LLP, Chartered Accountants, for the financial year ended March 31, 2022 and by the Target Company's Statutory Auditors, M/s M S K A & Associates, Chartered Accountants, for the financial year ended March 31, 2023 and 2024, and the latest unaudited consolidated financial results for the 6 months period ended September 30, 2024 are as follows:

(₹ in Lakhs except EPS)

Particulars	Unaudited and Limited Reviewed Consolidated Financial Results for	Audited Consolidated Financial Statements for the financial year ended March 31			
	half- year ended September 30, 2024*	2024	2023	2022	
Total Revenue from operations	249.98	18,451.27	17,317.27	9,337.69	
Profit After Tax (PAT) including Other Comprehensive Income	137.72	285.25	3,832.33	(148.39)	
Earnings Per Share (₹)	0.09	0.30	1.66	(0.23)	
Net worth / Shareholder's Fund	76,531.10	50,943.43	51,195.99	48,220.45	

 Key Financial information for the half-yearly ended September 30, 2024 has been extracted from the Company's unaudited financial results as submitted to the Stock Exchanges

Extracted from the annual report for the financial year ended March 31, 2024.

 Extracted from the annual report for the financial year ended March 31, 2023. Extracted from the annual report for the financial year ended March 31, 2022.

(D) DETAILS OF THE OFFER

- This Open Offer is a mandatory offer in compliance with Regulations 3(1) and other applicable provisions of the SEBI SAST Regulations pursuant to the execution of the Share Purchase Agreement for substantial acquisition of shares / voting rights of the Target Company.
- The Acquirer has made this Open Offer to the Public Shareholders as on the Identified Date i.e. Thursday February 06, 2024 to acquire up to 3,96,76,750 (Three crore Ninety-Six Lakh Seventy-Six Thousand Seven Hundred Fifty only) fully paid-up equity shares of face value of ₹ 2.00/- each (Indian Rupees Two) constituting 26.00% of the Equity and Voting Share Capital of the Target Company ("Offer Size") at a price of ₹ 25/- (Indian Rupees Twenty-Five Only) per Equity Share ("Offer Price") aggregating to ₹ 99,19,18,750 /-(Indian Rupees Ninety- Nine Crores Nineteen Lakhs Eighteen Thousand Seven Hundred and Fifty Only) (assuming full acceptance) ("Maximum Consideration"), payable in cash, in accordance with the provisions of Regulation 9(1)(a) of SEBI SAST Regulations, subject to terms and conditions set out in the DPS and the Letter of Offer ("LoF/Letter of Offer").
- To the best of knowledge and belief of the Acquirers, as on the date of this DPS, there are no other statutory approvals required for this Open Offer. However, if any other statutory approvals are required prior to completion of this Open Offer, this Open Offer would be subject to the receipt of such other statutory approvals that may become applicable later.
- This Offer is not a conditional Offer and not subject to any minimum level of acceptance in terms of Regulation 19(1) of SEBI SAST Regulations and is not a competitive bid in terms of Regulation 20 of the SEBI SAST Regulations. Also, there is no differential pricing in this Offer as all the Equity Shares of the Target Company are fully paid-up.
- This Offer is not pursuant to any global acquisition resulting in an indirect acquisition of Equity Shares of the Target Company.
- The Manager to the Offer, Gretex Corporate Services Limited does not hold any Equity Shares in the Target Company as on the date of the PA and this DPS. The Manager to the Offer further declares and undertakes that they will not deal on their own account in the Equity Shares of the Target Company during the period commencing from the date of their appointment as Manager to the Offer till the expiry of 15 days from the closure of the Tendering Period.
- In terms of Regulation 23 of the SEBI SAST Regulations, in the event, for reasons outside the reasonable control of the Acquirer, the approvals specified in this DPS as set out in Part VI (Statutory and Other Approvals) below or those which become applicable prior to completion of the Open Offer are not received, then the Acquirer shall have the right to withdraw the Open Offer. In the event of such a withdrawal of the Open Offer, the Acquirer (through the Manager) shall, within 2 Working Days of such withdrawal, make an announcement of such withdrawal stating the grounds for the withdrawal in accordance with Regulation 23(2) of the SEBI SAST Regulations.
- The Acquirer have neither acquired nor been allotted any Equity Shares during the 52 weeks period prior to the date of PA. The Acquirer does not intend to delist the Target Company pursuant to this Open Offer.
- The Equity Shares of the Target Company will be acquired by the Acquirer as fully paid up, free from all liens, charges and encumbrances and together with the rights attached thereto and as mentioned in the articles of association of the Company, including all rights to dividend, bonus and rights offer declared thereof, and the Public Shareholders tendering their Equity Shares in this Open Offer shall have obtained all necessary consents required by them to sell the Equity Shares on the foregoing basis.
- As on the date of the DPS, the Acquirer does not have any plans to alienate any significant assets of the Target Company whether by way of sale, lease, encumbrance or otherwise for a period of two years except in the ordinary course of business of the Target Company. Target Company's future policy for disposal of its assets, if any, for two years from the completion of Open Offer will be decided by its Board of Directors, subject to the applicable provisions of the law and subject to the approval of the shareholders through special resolution passed by way of postal ballot in terms of Regulation 25(2) of the SEBI SAST Regulations.
- (F) As per Regulation 38 of SEBI LODR Regulations, read with Rule 19A of the Securities Contract (Regulation) Rules, 1957 ("SCRR"), the Target Company is required to maintain at least 25% public shareholding (i.e. shares of the Target Company held by the public as determined in accordance with the SCRR), on a continuous basis for listing. Pursuant to the SPA and Open Offer (assuming full acceptance), the public shareholding in the Target Company will fall below 25% of Equity and Voting Share Capital, the Acquirer will ensure compliance with the minimum public shareholding requirements under Regulation 7(4) of SEBI SAST Regulations read with Rule 19A of SCRR in such manner and timelines prescribed under applicable law.
- II. BACKGROUND TO THE OFFER
- (A) The Acquirer has entered into the SPA, pursuant to which the Acquirer has agreed to purchase 4,39,95,788 (Four Crores Thirty-Nine Lakhs Ninety-Five Thousand Seven Hundred and Eighty-Eight Only) Equity Shares ("Sale Shares") of the Target Company, representing 28.83% of the share capital of the Target Company from the Seller. The sale of the Sale Shares under the SPA is proposed to be executed at the price of ₹ 25 (Rupees Twenty-Five) per Sale Share, subject to the terms and conditions as set out in the SPA.
- (B) The acquisition of Sale Shares will be undertaken through an off-market transfer.
- (C) The obligation of the Acquirer to purchase the Sale Shares is conditional upon fulfilment of the following conditions precedents as set out hereunder.
- . The Seller shall have delivered to the Acquirer a certificate / report certified by an independent chartered accountant, which can be relied upon by the Acquirer (along with a reliance letter), in a form and manner to the satisfaction of the Acquirer confirming that there are no Tax Proceedings against the Seller, including Proceedings referred to in Section 281 of the Income Tax Act, 1961 ("IT Act") that can adversely affect the

- sale of the sale shares owned by the seller or render the transaction as void and/or affect the clear and marketable title of the Acquirer to the sale shares acquired by the Acquirer for the Seller;
- The Seller shall obtain a withholding tax statement in the manner as required under the SPA;
- . The Acquirer shall have provided to the Seller with the firm commitment letter, within the timelines and as required under the SPA.
- Each of the respective representations and warranties given by the Acquirer and Seller under the SPA being true and accurate in all respects and not misleading in each case as of the execution date and continuing as of
- the closing date of the SPA. Seller shall provide all such executed documents and information as are required to be provided by the Seller to enable the Acquirer to file Form FC-TRS in respect of the Sale Shares, along with the duly completed
- supporting documents to Form FC-TRS and such other documents as are required by the Acquirer and / or The Acquirer shall have paid the adequate stamp duty for the consummation of the transaction under the SPA
- and shall pay for transfer of the Sale Shares as contemplated in the SPA; The Acquirer shall obtain a valuation report in respect of pricing of the Sale Shares in accordance with the
- provisions of the Foreign Exchange Management (Non-debt Instruments) Rules, 2019 and the IT Act. The Acquirer shall have provided the "source of funds" declaration in respect of discharge of the sale amount
- (as defined in the SPA), in the format shared by the Seller. The SPA may be terminated by: (a) mutual agreement between the Acquirer and the Seller, recorded in writing; (b) the Seller, if any of the Conditions Precedent (as defined under the SPA) for which the Acquirer is responsible, is not fulfilled within the timelines set out under the SPA; (c) by the Acquirer, upon issue of any order or direction or ruling or circular or notification or similar document by any Governmental Authority (as

defined under the SPA) restricting in any manner the completion of the Transaction (as defined under the

SPA) or the Offer; (d) by the Acquirer, if any of the Conditions Precedent (as defined under the SPA) for which

the Seller is responsible, is not fulfilled on or prior to the expiry of the Offer Period; or (e) by the Acquirer, in the

case of non-compliance by the Seller, or the Seller, in the case of non-compliance by the Acquirer, of their

- respective closing obligations as set out in Schedule 4 of the SPA The consideration for the Equity Shares accepted under the Open Offer payable to the respective shareholders shall be paid in cash.
- (E) At on the date of the DPS, the Acquirer intends to continue the existing line of business of the Target Company and does not have any plans to make major changes to the existing line of business of the Target Company except in the ordinary course of business or may also diversify into other businesses with prior consent of the shareholders and in accordance with the provisions of Companies Act, 2013, memorandum and articles of association of the Target Company and other applicable laws.

SHAREHOLDING AND ACQUISITION DETAILS

The current and proposed shareholding of the Acquirer in Target Company and the details of their acquisition are as follows:

	Acquire	er .	PAC#		Total		
Particulars	No. of Shares	% of Equity Shares	No. of Shares	% of Equity Shares	No. of Shares	% of Equity Shares	
Shareholding before PA i.e. 31st December, 2024	Nil	Nil	1,40,55,955**	9.21	1,40,55,955	9.21	
Shareholding proposed to be acquired through SPA dated 31st December, 2024	4,39,95,788	28.83	Nil	Nil	4,39,95,788	28.83	
Shares acquired between the PA date and the DPS date	Nil	Nil	Nil	Nil	Nil	Nil	
Shares to be acquired in the open offer (assuming full acceptance)*	3,96,76,750	26.00	Nil	Nil	3,96,76,750	26.00	
Post Offer Shareholding (assuming full acceptance, as on 10th working day after closing of tendering period)	8,36,72,538	54.83	1,40,55,955**	9.21	9,77,28,493	64.04	

quantity or ratio of acquisition of equity shares amongst themselves based on actual shares tendered in the Open

**Includes direct holding of Mr. Nikhil Chaturvedi for 5,000 (Five Thousand) Equity Shares and indirect holding for 1,40,50,955 (One Crore Forty Lakhs Fifty Thousand Nine Hundred and Fifty-Five only) Equity Shares in the capacity as Trustee of Nikhil Chaturvedi Family Trust. # No person, other than the person mentioned above, is acting in concert with the Acquirer for the purposes of

this Open Offer. While persons may be deemed to be acting in concert with the Acquirer in terms of Regulation 2(1)(q)(2) of the SEBI SAST Regulations ("Deemed PACs"), such Deemed PACs are not acting in concert with the Acquirer for the purposes of this Open Offer, within the meaning of Regulation 2(1)(g) of the SEBI SAST Regulations.

IV. OFFER PRICE

- (A) The Equity Shares of the Target Company are listed on BSE and NSE, under scrip code "534675" and symbol
- (B) The annualized trading turnover in the Equity Shares of the Target Company on BSE and NSE based on trading volume during the 12 (twelve) calendar months prior to the month of Public Announcement (December 2023) to November 2024) is as given below:

Exchange	Shares traded during the 12 (Twelve) calendar months prior to the month of PA	Shares	Turnover (in terms of % to Total Listed Shares)
BSE	3,06,32,573	15,26,02,883	20.07%
NSE	24,82,13,514	15,26,02,883	162.65%

Name of the Stock Total number of Equity Total Number of Listed Annualized Trading

(Source: www.bseindia.com and www.nseindia.com)

- (C) Based on the information available on the website of BSE and NSE, the Equity Shares of the Target Company are frequently traded on BSE and NSE (within the meaning of Regulation 2(1)(j) of the SEBI SAST
- (D) The Offer Price has been determined considering the parameters in terms of Regulation 8(2) of the SEBI SAST Regulations, being the highest of:

Sr. No.	Particulars	Price		
a)	The highest negotiated price per Equity Share of the Target Company for any acquisition under the agreement attracting the obligation to make a public announcement of an open offer i.e., the price per Sale Share under the SPA.			
b)	The volume-weighted average price paid or payable per Equity Share for acquisitions, whether by the Acquirer or by any person acting in concert with him, during the 52 (fifty-two) weeks immediately preceding the date of the PA.	Not applicable*		
c)	The highest price paid or payable per Equity Share for any acquisition, whether by the Acquirer or by any person acting in concert with him, during the 26 (twenty-six) weeks immediately preceding the date of the PA.			
d)	The volume-weighted average market price of such shares for a period of 60 (sixty) trading days immediately preceding the date of the PA, as traded on the stock exchange where the maximum volume of trading in the shares of the target company are recorded during such period, provided such shares are frequently traded.	₹24.98/-		
e)	Where the shares are not frequently traded, the price determined by the acquirer and the manager to the open offer taking into account valuation parameters including, book value, comparable trading multiples, and such other parameters as are customary for valuation of shares of such companies			
f)	The per Equity Share value computed under Regulation 8(5) of the SEBI SAST Regulations, if applicable	Not applicable*		

him, during the 52 (fifty-two) weeks or 26 (twenty-six) weeks immediately preceding the date of the PA. (2) Not applicable as the Equity Shares are frequently traded. (3) Not applicable since the acquisition is not an indirect

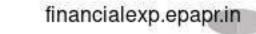
In view of the parameters considered and presented in table above, in the opinion of the Acquirer and Manager to the Offer, the Offer Price of ₹25/- (Rupees Twenty- Five Only) per fully paid-up Equity Share is justified in terms of Regulation 8(2) of the SEBI SAST Regulations.

- (E) There have been no corporate actions in the Target Company warranting adjustment of relevant price parameters under Regulation 8(9) of the SEBI SAST Regulations.
- (F) As on date, there is no revision in Offer Price or Offer Size. In case of any revision in the Offer Price or Offer Size, the Acquirer shall, in accordance with Regulation 18(5) of SEBI SAST Regulations, (i) make corresponding increases to the escrow amounts; (ii) make a public announcement in the same newspapers in which DPS has been published; and (iii) simultaneously with the issue of such announcement, inform SEBI, Stock Exchange and the Target Company at its registered office of such revision. The revised Offer Price would be paid to all the Public Shareholders whose Equity Shares are accepted under the Open Offer.
- (G) If there is any revision in the offer price on account of future purchases / competing offers, it will be done up to the period prior to 3 (three) Working Days before the date of commencement of the Tendering Period would
- (H) If the Acquirer acquires Equity Shares during the period of twenty-six weeks after the closure of Tendering Period at a price higher than the Offer Price, then the Acquirer shall pay the difference between the highest acquisition price and the Offer Price, to all the Public Shareholders whose Equity Shares have been accepted in this Open Offer within sixty days from the date of such acquisition, pursuant to Regulation 8(10) of SEBI SAST Regulations. However, no such difference shall be paid in the event that such acquisition is made under another open offer under the SEBI SAST Regulations, or pursuant to SEBI (Delisting of Equity Shares) Regulations, 2021 or open market purchases made in the ordinary course on the Stock Exchanges, not being negotiated acquisition of Equity Shares in any form.

FINANCIAL ARRANGEMENTS

- (A) The total funding requirement for the Open Offer (assuming full acceptances) i.e. for the acquisition of 3,96,76,750 (Three crore Ninety-Six Lakh Seventy-Six Thousand Seven Hundred Fifty only) Equity Shares of ₹ 2/- each (Indian Rupees Two) from the Public Shareholders at Offer Price of ₹ 25]/- (Indian Rupees Twenty-Five Only) per Equity Share aggregates to ₹ 99,19,18,750/- (Indian Rupees Ninety- Nine Crores Nineteen Lakhs Eighteen Thousand Seven Hundred and Fifty Only) (the "Offer Consideration").
- (B) The Acquirer has adequate financial resources to meet its obligations under the SEBI SAST Regulations for the purposes of the Open Offer.
- (C) In terms of Regulation 17(1) of the SEBI SAST Regulations, the Acquirer and Manager to the Offer have entered into as escrow agreement dated January 2, 2025 with AU Small Finance Bank Limited ("Escrow Agreement") and had opened an escrow account under the name of "Apax Trust Open Offer Escrow Account" ("Escrow Account").
- In accordance with the requirements of Regulation 17 of the SEBI SAST Regulations, the Acquirer has furnished a bank guarantee of amount ₹ 25,00,00,000/- (Indian Rupees Twenty-Five Crores Only) issued by AU Small Finance Bank Limited, a Scheduled Commercial Bank under second schedule of Reserve Bank of India Act 1934, and a small finance bank under Section 22 of Banking Regulation Act 1949, having registered office at 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur- 302001 and one of its branch at Shop No 16, Ground Floor Kanakia Zillion, LBS-CST Road Junction, Kurla(W) BKC, Mumbai - 400070 in favor of the Manager to the Offer ("Bank Guarantee") which is more than 25% of the Maximum Consideration. The Manager to the Offer has been duly authorized to realize the value of aforesaid Bank Guarantee in terms of the SEBI SAST Regulations. The Bank Guarantee shall be valid upto an additional period of 30 (thirty) days after completion of payment of consideration to the shareholders who have tendered their shares in acceptance of the open offer or Wednesday, April 30, 2025, whichever is earlier. The Acquirer undertakes that if the offer process is not completed within the validity of Bank Guarantee, then the Bank Guarantee will be further extended at least upto 30th Day from the end of Offer Period.

(Continued to next page)



financialexp.epapr.in

- (E) The Acquirer has also deposited an amount of ₹ 1,00,00,000/- (Indian Rupees One Crore Only) in cash, being more than 1% of the Maximum Consideration in the Escrow Account, in terms of Regulation 17(4) of SEBI SAST Regulations.
- (F) The Manager to the Offer has been duly authorized by the Acquirer to operate and realize the value of Escrow Account in terms of the SEBI SAST Regulations.
- (G) Mr. Priyansh Valawat (Membership No. 434660), Partner of M/s, Valawat & Associates, Chartered Accountants having office at 701, Lakshchandi Height, Gokuldham, Goregoan (East), Mumbai-400 063 (Maharashtra), Phone: (M) 9950835928/ 8879520877, Mail: valawatpriyansh1@gmail.com vide certificate dated December 31, 2024 certified that the Acquirer has sufficient resources to meet the fund requirements as required under the Open Offer in accordance with the SEBI SAST Regulations.
- (H) Based on the above and in the light of the Escrow Agreement, the Manager to the Offer is satisfied that firm arrangements have been put in place by the Acquirer to fulfill the Acquirer's obligations through verifiable means in relation to the Open Offer in accordance with the SEBI SAST Regulations
- (I) In case of any upward revision in the Offer Price or the Offer Size, corresponding increase to the Escrow Amount as mentioned above shall be made by the Acquirer in terms of Regulation 17(2) of the SEBI SAST Regulations, prior to effecting

VI. STATUTORY AND OTHER APPROVALS

- (A) As on the date of this DPS, no approval will be required from any bank / financial institution for the purpose of this Open Offer, to the best of the knowledge of the Acquirer, other than as may be required by the Seller under the SPA.
- (B) As on the date of this DPS, to the best of the knowledge of the Acquirer, there are no other statutory or governmental approvals required for the consummation of the SPA and the Open Offer. If any other statutory approvals are required or become applicable, the Open Offer would be subject to the receipt of such other statutory approvals also. The Acquirer will not proceed with the Open Offer in the event such statutory approvals are refused, in terms of Regulation 23(1) of the SEBI SAST Regulations. This Open Offer is subject to all other statutory approvals that may become applicable at a later date before the completion of the Open Offer. In the event of withdrawal, a public announcement will be made within 2 (Two) Working Days of such withdrawal, in the same newspapers in which this DPS has been published and such public announcement will also be sent to SEBI, BSE, NSE and the registered office of the Target Company, in accordance with Regulation 23(2) of SEBI SAST Regulations.
- (C) Public Shareholders of the Target Company who are either non-resident Indians ("NRIs") or overseas corporate bodies ("OCBs") and wish to tender their Equity Shares in this Open Offer shall be required to submit all the applicable approvals of the Reserve Bank of India ("RBI") which have been obtained at the time of acquisition of Equity Shares of the Target Company, if any. In the event such RBI approvals are not submitted, the Acquirer reserves the sole right to reject the Equity Shares tendered by such Public Shareholders in the Open Offer. This Open Offer is subject to receipt of the requisite RBI approvals, if any, for acquisition of Equity Shares by the Acquirer from NRIs and OCBs.
- (D) In case of delay in receipt of any statutory approvals as disclosed above or which may be required by the Acquirers at a later date, as per Regulation 18(11) of the SEBI SAST Regulations, SEBI may, if satisfied, that non-receipt of approvals was not attributable to any willful default, failure or neglect on the part of the Acquirer to diligently pursue such approvals, grant an extension of time for the purpose of completion of this Open Offer, subject to the Acquirer agreeing to pay interest to the Public Shareholders for the delay. Provided where the statutory approvals extend to some but not all holders of the Equity Shares, the Acquirer have the option to make payment to such holders of the Equity Shares in respect of whom no statutory approvals are required in order to complete this Open Offer.
- (E) There are no conditions stipulated in the SPA between the Acquirer and the Seller, the meeting of which would be outside the reasonable control of the Acquirer and in view of which the Offer might be withdrawn under Regulation 23(1)(c) of the SEBI SAST Regulations.
- (F) The Acquirer shall complete all procedures relating to payment of consideration under this Open Offer within 10 (ten) Working Days from the date of closure of the Tendering Period of the Open Offer to those Public Shareholders whose Equity Shares are accepted in the Open Offer, pursuant to Regulation 18(10) of SEBI SAST Regulations.

VII. TENTATIVE SCHEDULE OF THE ACTIVITIES PERTAINING TO THE OFFER

Major Activities	Schedule
Public Announcement	Tuesday, December 31, 2024
Publication of Detailed Public Statement in newspapers	Tuesday, January 07, 2025
Last Date of Filing of Draft Letter of Offer with SEBI	Tuesday, January 14, 2025
Last Date for public announcement of a competing offer	Tuesday, January 28, 2025
Receipt of comments from SEBI on Draft Letter of Offer	Tuesday, February 04, 2025
Identified Date*	Thursday, February 06, 2025
Date by which Letter of Offer will be dispatched to the Public Shareholders	Thursday, February 13, 2025
Last day of revision of Offer Price / Offer Size	Thursday, February 13, 2025
Last date by which a Committee of Independent Directors constituted by the Board of Directors of the Target Company shall give its recommendations and publication of the same	Monday, February 17, 2025
Date of issue of advertisement announcing the schedule of activities for Open Offer, status of statutory and other approvals in newspapers	Wednesday, February 19, 2025
Date of commencement of Tendering Period	Thursday, February 20, 2025
Date of closure of Tendering Period	Friday, March 07, 2025
Issuance of post offer advertisement	Monday, March 17, 2025
Date of communicating the rejection / acceptance and payment of consideration for the accepted Offer Shares / return of unacquired Offer Shares	Monday, March 24, 2025
Last Date of filing the final report to SEBI	Tuesday, April 01, 2025

would be sent. All Public Shareholders (registered or unregistered) are eligible to participate in the Open Offer anytime before the closure of the Open Offer.

Note: The above timelines are indicative (prepared on the basis of timelines provided under the SEBI SAST Regulations) and are subject to receipt of relevant approvals from various statutory/regulatory authorities and may have to be revised accordingly. To clarify, the actions set out above may be completed prior to their corresponding dates subject to compliance with the SEBI SAST

VIII. PROCEDURE FOR TENDERING THE SHARES IN CASE OF NON-RECEIPT OF LOF

- (A) All the Public Shareholders of the Target Company holding the Equity Shares in dematerialized form or physical form, registered or unregistered are eligible to participate in this Open Offer at any time during the Tendering Period of this Open
- (B) Persons who have acquired Equity Shares but whose names do not appear in the register of members of the Target Company on the Identified Date, or unregistered owners or those who have acquired Equity Shares after the Identified Date, or those who have not received the Letter of Offer, may also participate in this Offer. (C) Accidental omission to dispatch the Letter of Offer to any person to whom the Open Offer is made or the non-receipt or
- delayed receipt of the Letter of Offer by any such person will not invalidate the Open Offer in any way. (D) The Public Shareholders may also download the Letter of Offer from the SEBI's website (www.sebi.gov.in) or obtain a copy
- of the same from the registrar to the offer on providing suitable documentary evidence of holding of the Equity Shares and their folio number, DP identity-client identity, current address and contact details. (E) The Open Offer will be implemented by the Acquirer through stock exchange mechanism as provided by BSE or NSE in the
- form of separate window ("Acquisition Window") as provided under the SEBI SAST Regulations and relevant SEBI circulars issued from time to time in this regard. The detailed procedure for tendering and settlement of shares under the revised mechanism is specified in the SEBI circulars.
- (F) BSE Limited is the Designated Stock Exchange for the purpose of tendering shares in the Open Offer. (G) The Acquirer has appointed Gretex Corporate Services Limited ("Buying Broker") as their broker for the Open Offer through
- whom the purchases and the settlement of the Open Offer shall be made during the Tendering Period. The contact details of the Buying Broker are as mentioned below:

Name of Buying Broker	Gretex Share Broking Limited			
Address	A-401, Floor 4th, Plot FP-616, (PT), Naman Midtown, Senapati Bapat Marg, Near Indiabulls, Delisle Road, Dadar (West), Mumbai 400013, Maharashtra, India			
Contact Person	Balasheb Patil			
Contact No.	022-69308500			
Email ID	dp@gretexbroking.com			
Website	https://gretexbroking.com			

- (H) All Public Shareholders who desire to tender their shares under the Open Offer would have to intimate their respective stockbroker ("Selling Broker") during the normal trading hours of the secondary market during Tendering Period.
- (I) Separate acquisition window will be provided by BSE Limited to facilitate placing of sell orders. The Selling Brokers can enter orders for dematerialized Equity Shares as well as physical Equity Shares.
- It must be noted that detailed procedure for tendering the Equity Shares in the Offer will be mentioned in the Letter of Offer.
- IX. OTHER INFORMATION (A) The Acquirer accepts responsibility for the information contained in the PA and in this DPS and also for the obligations of the

Acquirer laid down in the SEBI SAST Regulations and subsequent amendments made thereof.

- (B) Pursuant to Regulation 12 of the SEBI SAST Regulations, the Acquirer has appointed Gretex Corporate Services Limited, Mumbai as Manager to the Offer and the Manager to the Offer issues this Detailed Public Statement on behalf of the Acquirer.
- (C) The information pertaining to the Target Company in this DPS or the Letter of Offer or any other advertisement/publications
- made in connection with the Open Offer has been compiled from public sources or provided by or relating to and confirmed by the Target Company which has not been independently verified by the Acquirer or the Manager to the Open Offer. The Acquirer and the Manager to the Open Offer do not accept any responsibility with respect to such information relating to the (B) The Acquirer has appointed MUFG Intime India Private Limited (formerly known as "Link Intime India Private Limited") as the
- Registrar to the Offer.

The details of the Registrar are as mentioned below:

Name: MUFG Intime India Private Limited (formerly known as Link intime India Private Limited) Address: C-101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai - 400 083, Maharashtra, India

Tel: +91 810 811 4949 Fax: +91 22 4918 6060

Email: prozonerealty.offer@linkintime.co.in

regrouping.

Website: www.linkintime.co.in

Contact Person: Ms. Pradnya Karanjekar

SEBI Registration No.: INR000004058 (Validity: Permanent) (E) In this DPS, any discrepancy in any table between the total and sums of the amount listed are due to rounding off and/or

- (F) This Detailed Public Statement would also be available at SEBI's website i.e. www.sebi.gov.in

THIS DETAILED PUBLIC STATEMENT ISSUED BY MANAGER TO THE OFFER



Gretex Corporate Services Limited (CIN No.: L74999MH2008PLC288128)

Office No. 13, 1st Floor, Bansilal Mansion, A-401, Floor 4th, Plot FP-616, (PT), Naman Midtown, Senapati Bapat Marg, Near Indiabulls, Delisle Road, Dadar (West), Mumbai 400013, Maharashtra, Tel. No.: +91 98300 25765; Email: info@gretexgroup.com;

Website: www.gretexcorporate.com; Contact Person: Mr. Arvind Harlalka

FOR AND ON BEHALF OF THE ACQUIRER M/s. Apax Trust Address: Unit No. 8, Premium Towers, CHS, Lokhandwala Complex,

Andheri (W), Mumbai-400053, Maharashtra, India Place: Mumbai

Date: January 06, 2025



within 60 days from the date of receipt of the said notices.

S. P. ROAD BRANCH, MUMBAI ZONE; Shop No. 3, 1st Floor, Rushabh Apartment CHS. Ltd., Dr. R. R. Roy Marg, Opp. Harkishandas Hospital, Mumbai-400 004, Maharashtra •Tel. No. (022) 2388 2353, •E-mail: bom67@mahabank.co.in Head Office: Lokmangal, 1501, Shivajinagar, Pune-411 005, Maharashtra.

POSSESSION NOTICE (For Immovable Property) (Rule 8 (i)) WHEREAS, the Authorized Officer of Bank of Maharashtra under Securitizati & Reconstruction of Financial Assets and Enforcement of Security Interes Act, 2002 & in exercise of powers conferred under Section 13 (4) and 13(12) o he said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 as issued a Demand Notice dated 31.07.2024 under Section 13 (2) calling upon Mr. Harishchandra Genabhau Talekar 2) Mrs. Ganesh Genabhau Talekar M/s. Kamdhenu Distributors Prop. Mr. Harishchandra Genabhau Talekar to repay the amount mentioned in the notice being ₹ 17,56,600/- plus unapplied interest from 31.07.2024 and interest thereon, together with interest thereon at contractual rate(s) and incidental expenses, costs, charges incurred / to be incurred

The Borrowers 1) Mr. Harishchandra Genabhau Talekar, 2) Mrs. Ganesh Genabhau Talekar, 3) M/s. Kamdhenu Distributors Prop. Mr. Harishchandra Genabhau Talekar, having failed to repay the outstanding amount. Notice is hereby given to the Borrower and Guarantors mentioned hereinabove in particular and to he public in general that the Authorized Officer of Bank of Maharashtra has taken Symbolic possession of the properties described herein below in terms of the powers conferred on him under Section 13(4) of Act read with rule 8 of the Security nterest Enforcement Rules 2002, on this 02.01.2025.

The Borrower in particular, Guarantor and the Public in general is hereby cautioned not to deal with the property and any dealings with the aforesaid property will be subject to the charge of the Bank of Maharashtra for an amount mentioned above The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset. DESCRIPTION OF THE PROPERTY

Flat No. 002, E Wing, Gr. Floor, Umiya Complex, Badlapur (W), Thane-421503 Adm. 552 Sq. Ft. owned by Mr. Harishchandra Genabhau Talekar.

यूनियन बैंक Union Bank

Ghatkopar East Branch Mumbai, Kailas Jyoti No. 2, Junction of Derasar Lane and

M. G. Road, Ghatkopar East, Mumbai - 400077 Phone: 022-2501 1375, 022-2501 0074

Website: www.unionbankofindia.co.in mail: ubin0907375@unionbankofindia.bank

[Rule - 8 (1)] POSSESSION NOTICE (For Immovable Property)

Whereas The undersigned being the Authorised Officer of Union Bank of

India, Ghatkopar East Branch under the Securitisation and Reconstruction of

Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act

No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read

with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand

notice dated 18.04.2023 calling upon the Borrower/s M/s. Radhika Impex

(Proprietor Mr. Manjul Chandrakant Goradia) and Guarantors, Mr. Manjul

Chandrakant Goradia and Mr. Parul Manjul Goradia to repay the amount

mentioned in the notice being Rs. 1,08,94,596.90 (Rupees One Crore Eight

Lakhs Ninety Four Thousand Five Hundred Ninety Six and Paise Ninety

The Borrower having failed to repay the amount, notice is hereby given to the

Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on

The Borrower in particular and the public in general is hereby cautioned not to

deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India for an amount Rs. 1,08,94,596.90 (Rupees

One Crore Eight Lakhs Ninety Four Thousand Five Hundred Ninety Six

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of

DESCRIPTION OF IMMOVABLE PROPERTY:

A residential Flat admeasuring about 572 sq. ft. Built up area, bearing Flat

No.24, on the 2nd Floor of the building known as "Kailas Jyoti Premises Co-

operative Society Ltd.", constructed on all that piece or parcel of land

admeasuring about 1915.84 Sq. meters. Bearing Survey No. 256/8 part, Plot

No.256-B-8, lying, being and situated at Derasar Lane, Ghatkopar (E), Village

Ghatkopar-Kirol, Taluka Kurla, Mumbai Suburban District, within the

Registration District and Sub-District Mumbai City and Mumbai Suburban.

the Act, in respect of time available to the borrower to redeem the secured assets.

Only) within 60 days from the date of receipt of the said notice.

Date : 02.01.2025 Place: Mumbai

this 03rd January 2025.

Date: 03.01.2025

Place: Mumbai

and Paise Ninety Only) and interest thereon.

Chief Manager & Authorized Officer Bank of Maharashtra

PUNJAB & SIND BANK (A Government of India Undertaking) ZONAL OFFICE: CHANDIGARH SCO 84-91, First Floor, Bank Square Chandigarh-160017, Ph:- 8920571436 E-Mail: zo.chandigarh@psb.co.in **Tender Notice Dated 07.01.2025** Puniab & Sind Bank invites E-TENDER from reputed Vendor/Contractors/Service Providers

S. E. RAILWAY – TENDER

e-Tender Notice No. E-CPM-GSU-

ADRA-01-2025 Dated: 03.01.2025.

Chief Project Manager/GSU/S.E.

Railway/Adra invites 01 (One) no.

Description of works : Chandil-Purulia

Jn. Replacement of 50 K gallon Overhead

RCC tank at Purulia & Chandil station.

Tender Value : ₹ 4,67,94,149,44. The

closing date and time of e-tenders is on

29.01.2025 at 15.00 hrs. Details of above

e-tender may please be seen at website

(PR-984)

www.ireps.gov.in

e-tender for the following work

for Civil, Interior furnishing, Electrical, AC & Other Allied works for Punjab & Sind Bank CASA BACK OFFICE at SCO 84-91, 2nd Floor, Bank Square, Sector 17 B, Chandigarh 160017. For participation please login to Bank's E-Procurement website: https://psb.eproc.in. For relevant details & to download Tender Documents please visit Bank's website https:// puniabandsindbank.co.in/module/tender-list. Last Date: 20.01.2025 upto 4:00 P.M (Zonal Manager)

"IMPORTANT"

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associations or individuals

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or Publications. We therefore

recommend that readers

make necessary inquiries

TATA **TATA POWER**

"(Power Management Department) Power System Control Centre, Station A, 1st Floor, Tata Power Co. Ltd.- Trombay Thermal Power Station. Chembur-Mahul Mumbai- 400074"

NOTICE INVITING TENDER The Tata Power Company Limited – Distribution Business in Mumbai (Tata Power-D)

1

is inviting bids for Procurement of Mid-Term Firm Power of 200MW from April-25 to March-27, through competitive bidding process. For more details of tender, please visit https://www.mstcecommerce.com (DEEP Portal) and Tata Power website https://www.tatapower.com/tender



TATA POWER (Corporate Contracts Department)

The Tata Power Company Limited, 2" Floor, Sahar Receiving Station Sahar Airport Road, Andheri East, Mumbai-400059 (Board Line: 022-67173917) CIN: L28920MH1919PLC000567

NOTICE INVITING TENDER (NIT)

The Tata Power Company Limited invites tenders from eligible vendors for the following tender package (Two Part Bidding)

A) Outline Agreement of 03 years for Soil Investigation work at Tata Power T & D Division, MO region. (Package Reference CC25SVP030) Interested bidders for above tender package to submit Tender Fee, Authorization Letter on or before 1500 Hrs. Wednesday, 15" January 2025.

For downloading the Tender documents (Including the procedure for participation in the tender) please visit the Tender section on the website https://www.tatapower.com. Future corrigendum (if any), to the above NIT/tender will be informed on the Tender section on website https://www.tatapower.com.only.



Tel.: 020-25537239/336

Bank of Maharashtra invites sealed tenders for "Supply & Installation of Auto Vault Lockers along with Comprehensive Maintenance For 05 years at Supreme Court Branch Premises Bank of Maharashtra

opened at 11:30 Hrs on 27.01.2025 & Bidders are requested to remain

present for the same. Any further Addenda / Corrigenda / Extension of dates / Clarifications / Responses to bidder's queries in respect to the above tender shall only be posted on Bank's website www.bankofmaharashtra.in and no

separate notification will be issued in newspaper. Deputy General Manager, Corporate Services

TENDER PAGES

Contact

JITENDRA PATIL

9029012015

67440215

EDELWEISS ASSET RECONSTRUCTION CO. LTD. CIN - U67100MH2007PLC174759

Edelweiss House, Off C.S.T Road, Kalina, Mumbai - 400 098.

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 Rule 9(1) of the Security Interest

immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorised Officer of Edelweiss Asset Reconstruction Company Limited, acting in its capacity as Trustee of EARC Trust SC 364 ("EARC") viz. the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 12.02.2025 for recovery of Rs. 115,59,04,776 (Rupees One Hundred and Fifteen Crores Fifty Nine Lakhs Four Thousand Seven Hundred and Seventy Six) as on 31.10.2024 together with further interest and other cost/expenses being due to the Secured Creditor i.e. EARC from the Borrower i.e. Oneworld Sourcing Partnership and the Guarantors i.e Mr. Urvil Akshaya Jani ("Guarantor No.1"/ "Mortgagor"), Mr. Manoj Uttam Khushalani ("Guarantor No.2"/ "Mortgagor"), Mrs. Aashima Manoj Khushalani ("Guarantor No.3") and Mr. Rakeshkumar Ashok Kumar Singh ("Guarantor No.4").

ı	The reserve price and earnest money deposit shall be as follows:							
	Reserve Price (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)	Bid Increment (In Rupees)	Date of Inspection	Date and Time of Auction			
	15,00,00,000	1,50,00,000 On or before 11.02.2025.	2,00,000	14.01.2025, 21.01.2025 10 AM – 5 PM	12.02.2025 12 Noon to 1PM			
ı	Description of Secured Asset put for Auction: All that portion of the 8th Floor of Apsara Cinema, Building adm. Approx.							

7430 sq. ft. built up area which includes premises area as shown in redevelopment color hatched lines on the plan which is Annexure "C" to the Agreement for Sale dated 09.09.2015 along with proportionate elevation treatment, common fire escape common passage, internal walls which is shown in green color hatched lines on the plan thereof annexed and marked Annexure C to the said Agreement for Sale dated 09.09.2015 along with to be used commonly with the other occupants of Apsara Cinema Building standing on plot bearing C. S. No. 113 and 1/152 of Tardeo Division in the registration District and Submissions District of Mumbai situated at Dr. Dadasaheb Bhadkamkar Marg, Grant Road (East), Mumbai – 400007.

The borrowers, in specific and the public, in general, are hereby notified that public

List of Pledges:-

MAHARASHTRA, AHEMAD NAGAR, SHEVGAON GL, 341500700000394, AURANGABAD,PISHORE,341450700000686,SANGLI,JATH GL,3413207000008

AKLUJ GL,340910700000696,MADHA GL,341050700000508,MOHOL GL,3301 80700000588,0624,0627,0633,0634,0637,0640,0649,0657,0661,0668,0672,

Persons wishing to participate in the above auction shall comply with the following:-Interested Bidders should submit Rs. 10,000/- as EMD (refundable to unsuccessful

Authorised officer

before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in

any manner whatsoever.

For

Advertising in

Mobile No.:

Landline No.:

* Edelweiss

APPENDIX- IV-A

Bipul Chakraborty, Authorized Officer

Union Bank of India

[Refer proviso Rule 8(6)] E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. https://www.edelweissarc.in/PropertySale For further information, you may contact through phone on Contact No. +91 9404505743/+91 8879969180/ and/or through

e-mail on aherar.patel@edelweissarc.in / venkatesh.chandrasekhar@edelweissarc.in Sd/- Authorised Officer Date: 07.01.2025 Place: Mumbai

> ASIRVAD MICRO FINANCE LTD CIN U65923TN2007PLC064550 9th and 10th Floor, No 9, Club House Road, Anna Salai, Chennai 600 002. Tamil Nadu. Tel:044-42124493

GOLD AUCTION NOTICE

auction of the gold ornaments pledged in the below accounts is proposed to be conducted at the following branches on 21/01/2025 from 10.00 am onwards. The auction is of the gold ornaments of defaulted customers who have failed to make payment of their loan amount despite being notified by registered letters. Unauctioned items shall be auctioned on any other days without any further notice. Change in venue or date if any) will be displayed at the auction centre and on the company website. The details given below are in the order of Branch Name, Loan Number.

0677,0679,0683,

35,0840,SHIRALA GL,341760700000487,341760750000007,0008,SATARA, SHIRWAL GL,341840700000295,UMBRAJ GL,330030700000063,SOLAPUR,

bidders) by way of Cash on the same day of auction. Bidders should carry valid ID card/PAN card. For more details, please contact 9025401720

Asirvad Micro Finance Ltd.

Head Office: Corporate Services Department 'Lokmangal', 1501, Shivajinagar, Pune- 411 005.

Request for Proposal (RFP)

Delhi Zone." Prospective bidders may download the tender document of the RFP from Bank's Website www.bankofmaharashtra.in. Pre-Bid Meeting is arranged on 13.01.2025(11:00 Hrs). Last Date for submission of RFP is 27.01.2025 up to 11:00 Hrs. Technical Bids will be



 Head Office: Lokmangal, 1501, Shivajinagar, Pune-411 005, Maharashtra POSSESSION NOTICE (For Immovable Property) (Rule 8 (i)) WHEREAS, the Authorized Officer of Bank of Maharashtra under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13 (4) and 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 has issued a Demand Notice dated 01.03.2024 under Section 13 (2) calling upon

1. Mr. Subhash Pandurang Salvi, 2) Mrs. Shubhangi Subhash Salvi, to repay the

amount mentioned in the notice being ₹ 36,91,394/- plus unapplied interest from 01.03.2024 and interest thereon, together with interest thereon at contractual rate(s)

•Tel. No. (022) 2388 2353, •E-mail: bom67@mahabank.co.in

and incidental expenses, costs, charges incurred / to be incurred within 60 days from the date of receipt of the said notices. The Borrowers 1) Mr. Subhash Pandurang Salvi, 2) Mrs. Shubhangi Subhash Salvi having failed to repay the outstanding amount, Notice is hereby given to the Borrower and Guarantors mentioned hereinabove in particular and to the public in general that the Authorized Officer of Bank of Maharashtra has taken Symbolic possession of the properties described herein below in terms of the powers conferred on him under Section 13(4) of Act read with rule 8 of the Security Interest

not to deal with the property and any dealings with the aforesaid property will be subject to the charge of the Bank of Maharashtra for an amount mentioned above. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset. **DESCRIPTION OF THE PROPERTY** Flat No. 639, 6th Floor, J Wing, Residency Tower, CTS No. 1805, 1806, 1807 at

Village: Dahisar, Taluka: Borivali, Dist.: Mumbai Suburban, Near St. Xavier's

School, DN Dube Road, Ambawadi, Borivali East, Mumbai-400 068.

The Borrower in particular, Guarantor and the Public in general is hereby cautioned

Date: 03.01.2025 Place: Mumbai

Enforcement Rules 2002, on this 03.01.2025.

Chief Manager & Authorized Officer Bank of Maharashtra

केनरा बैंक Canara Bank 🖈 District Spinster

STRESSED ASSETS MANAGEMENT BRANCH

Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex,

Bandra East, Mumbai- 400 051 Tele:- 022-26728782/8771/8744;

Reconstruction of Financial Assets and Enforcement of Security Interest Act

2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of

email:- cb15550@canarabank.com POSSESSION NOTICE [SECTION 13(4)] (For Immovable property) Where AsThe Authorized Officer of Banks under the Securitization and

powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued following Demand Notice calling upon the borrower M/s H K TOLL ROAD PVT LTD to repay the amount mentioned in the notice, within 60 days from the date of receipt of the said notices: . Canara Bank issued demand notice dated 18.04.2024 to repay the amount mentioned in the notice being Rs. 244,24,25,966.10 (Rupees Two Hundred and

Forty Four Crore Twenty Four Lakh Twenty Five Thousand Nine Hundred Sixty Six and Paise Ten) 2. State Bank Of India issued demand notice dated 22.04.2024 to repay the amount mentioned in the notice being Rs. 37,85,76,586.81 (Rupees Thirty Seven Lakh Eighty Five Thousand Seventy Six Thousand Five Hundred Eighty

3. Punjab National Bank issued demand notice dated 19.06.2024 to repay the amount mentioned in the notice being Rs. 117,63,87,215.28 (Rupees One Hundred Seventeen Crore Sixty Three Lakh Eighty Seven Thousand Two Hundred Fifteen and Paise Twenty Eight)

. Union Bank Of India issued demand notice dated 15.07.2024 to repay the amount mentioned in the notice being Rs 40,66,34,897.00 (Rupees Forty Crore Sixty Six Lakh Thirty Four Thousand Eight Hundred Ninety Seven) The borrower having failed to repay the amount, notices is hereby given to the prrower and the public in general that the undersigned has taken possession o the property described herein below in exercise of powers conferred on him / her

under Section 13(4) of the said Act read with rule 8 & 9 of the said Rules on this 03rd day of January of the year 2025. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the consortium lead by Canara Bank for an amount of Rs. 483,12,43,496.96 (Rupees Four Hundred Eighty Three Crore Twelve Lakhs Forty Three Thousand and Four Hundred Ninety Six and Paise Ninety Six only) as on 30.11.2024 and

interest thereon. The Borrower's attention is invited to the provision of Section 13 (8) of the Act. in respect of time available, to redeem the secured assets. **Description of the Immovable Property**

	SL. No. Immovable				NAME OF TITL			
ı	1	Flat no. A/01, Ground Floor, A Wing, Sai Shanti	M/s	Н	K	TOLL		
ı		Building no. 2, Saibaba Nagara, Katkarpada	ROAI	D PV	T LT	D.		
ı		Road Biosar West Taluka Palghar District Thane						

DATE: 03.01.2025

Six and Paise Eighty One)

AUTHORISED OFFICER PLACE: Palghar **CANARA BANK**

DETAILED PUBLIC STATEMENT IN TERMS OF REGULATION 3(1) READ WITH REGULATIONS 13(4), 14(3) AND 15(2) AND OTHER APPLICABLE PROVISIONS OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVER) REGULATIONS, 2011, AS AMENDED, TO THE ELIGIBLE PUBLIC SHAREHOLDERS OF

PROZONE REALTY LIMITED

Corporate Identification Number: L45200MH2007PLC174147

Registered Office: Unit-A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle (East), Mumbai 400 099, Maharashtra, India; Contact Number: +91 2268239000/9001; Email Address: investorservice@prozonerealty.com; Website: www.prozonerealty.com

Open Offer for acquisition of upto 3,96,76,750 (Three crore Ninety-Six Lakh Seventy-Six Thousand Seven Hundred Fifty only) fully paid-up equity shares of face value of ₹2.00/- each (Indian Rupees Two) ("Offer Shares") of Prozone Realty Limited ("Target Company" or "TC") representing 26.00% of the Equity and Voting Share Capital (as defined below) from the Public Shareholders (as defined below) of the Target Company by M/s. Apax Trust ("Acquirer") along with persons acting in concert ("PAC") pursuant to and in compliance with Regulation 3(1) read with Regulations 13(4), 14(3) and 15(2) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 as amended from time to time ("Open Offer").

This detailed public statement ("DPS") is being issued by Gretex Corporate Services Limited, ("the Manager to the Offer"), on behalf of the Acquirer, in compliance with Regulations 13(4), 14(3), 15(2) and other applicable provisions of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and subsequent amendments thereto ("SEBI SAST Regulations") pursuant to the public announcement dated December 31, 2024 ("PA" or "Public Announcement") filed with BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") (NSE together with BSE referred to as the "Stock Exchanges"), Securities and Exchange Board of India ("SEBI") & sent to the registered office of the TC in compliance with Regulations 14(1) & 14(2) of the SEBI SAST Regulations.

For the purpose of this DPS, the following terms shall have the meaning assigned to them below

"Acquirer" means M/s. Apax Trust (acting through its Trustee – Mr. Nikhil Chaturvedi)

"Equity Shares" means the fully paid-up Equity Shares of the Target Company of the face value of ₹ 2.00/- (Indian Rupees Two Only) each.

"Identified Date" means the date falling on the 10th (tenth) working day prior to the commencement of the tendering period, for the purpose of determining the Public Shareholders to whom Letter of Offer shall be sent. "Offer Period" has the same meaning as ascribed to it in the SEBI SAST Regulations.

"Public Shareholders" means all the shareholders of the Target Company who are eligible to tender their Equity Shares in the Open Offer in compliance with the SEBI SAST Regulations, other than: (i) the Acquirer, (ii) Seller, (iii) persons acting in concert with the Acquirer, (iv) the parties to any underlying agreement including persons deemed to be acting in concert with such parties.

"Seller" means Nailsfield Limited.

"Share Purchase Agreement" or "SPA" means the share purchase agreement dated Tuesday, December 31, 2024 whereby 4.39.95.788 (Four Crores Thirty- Nine Lakhs Ninety-Five Thousand Seven Hundred and Eighty-Eight Only) Equity Shares agreed to be acquired by the Acquirer at the price of ₹ 25/- (Rupees Twenty Five only) per Equity Shares Aggregating to ₹ 1,09,98,94,700 (Rupees One Hundred and Nine Crores Ninety-Eight Lakhs Ninety Four Thousand and Seven Hundred only) from the Seller.

"Working Day" means any working day of the SEBI.

Terms used but not defined herein shall have the same meaning as ascribed to them in the PA.

ACQUIRERS, SELLER, TARGET COMPANY AND OFFER

(A) DETAILS OF ACQUIRER AND THE PAC: Apax Trust ("Acquirer")

- Name (Current name along with name changes in the past): Apax Trust (acting through its Trustee Mr. Nikhil Chaturvedi). The Acquirer has not changed / altered the name since its establishment
- Nature of Entity: Apax Trust is a private trust established under the Indian Trusts Act, 1882, having permanent account number AAHTA6012H, and represented by its trustee Mr. Nikhil Chaturvedi, residing at Unit No.8 Premium Towers CHS Lokhandwala Complex, Andheri West, Mumbai-400053, Maharashtra,
- Nature of business: The trust engages in investments across assets, shares, property, and businesses, including trading, manufacturing, real estate, partnerships, and joint ventures. It operates as agents, brokers, or otherwise to manage and grow the trust fund, ensuring flexibility in its commercial activities for its beneficiaries' benefit
- Address: Unit No.8 Premium Towers CHS Lokhandwala Complex, Andheri West, Mumbai 400053,
- Name of Group to which the Acquirer belongs: The Acquire does not belong to any group.
- Relationship of PAC entity with the acquirer: Mr. Nikhil Chaturvedi, being the PAC is acting in the capacity of Trustee of the Acquirer.
- Name of key shareholders of the entity with clear identification of persons in control/promoters: $(1) \, \text{Mrs}$. Shital Chaturvedi (2) Ms. Akanksha Chaturvedi, and (3) Ms. Anushka Chaturvedi, are the beneficiaries of the Acquirer (which is a private trust). The beneficiaries are relatives of Mr. Nikhil Chaturvedi who serves as the promoter and managing director of the Target Company.
- If the Acquirer is a listed entity, Stock Exchanges where its shares are listed: Not applicable
- Disclosures of relationship / interest, if any, of the Acquirer in the Target Company: As on the date of this DPS, the Acquirer does not have any relationship/interest in the Target Company, save and except: a) The proposed shareholding to be acquired in the Target Company pursuant to SPA.

b) Mr. Nikhil Chaturvedi, who is a person acting in concert ("PAC") to this transaction, being the Promoter of the Company and Trustee of Acquirer, is interested in the Target Company to the extent of his shareholding and management control.

Further, the Acquirer does not hold any Equity Shares of the Target Company. However, it has agreed to buy 4,39,95,788 (Four Crores Thirty-Nine Lakhs Ninety- Five Thousand Seven Hundred and Eighty-Eight Only) Equity Shares of the Target Company by way of the SPA.

- The Net Worth as of December 31, 2024, stands at ₹ 296.51 Crores as certified by Mr. Privansh Valawat (Membership No. 434660), Partner of M/s. Valawat & Associates, Chartered Accountants having office at 701, Lakshchandi Height, Gokuldham, Goregoan (East), Mumbai - 400 063 (Maharashtra), Phone: (M) 9950835928/ 8879520877, Mail: valawatpriyansh1@gmail.com. This certificate dated December 31, 2024, also confirms that the Acquirer has sufficient resources to meet the full obligations of the Offer.
- Mr. Nikhil Chaturvedi ("PAC")

Name of the Company

Name (Current name along with name changes in the past), Age along with the residence of the PAC: Mr. Nikhil Chaturvedi, S/o Mr. Anupendra Chaturvedi, is a 55-year-old resident Indian. He has not changed / altered his name at any point of time during his life

Further, Mr. Nikhil Chaturvedi carries a valid passport of Republic of India and holds a Permanent Account Number in India. He is the managing director of the Target Company and is a visionary entrepreneur driving the development of premium shopping centers and mixed-use projects across India. With a 15 million sq. ft. land bank and two landmark malls attracting 9+ million visitors annually, he champions excellence and shareholder value creation.

Address: Unit No. 8, Premium Towers, CHS, Lokhandwala Complex, Andheri (W), Mumbai-400053, Tel. No.: 022-68239000; Email: nikchat69@gmail.com

Date of Appointment

Directorship of PAC: Mr. Nikhil Chaturvedi (DIN: 00004983) holds directorships in the following companies

Prozone Realty Limited	L45200MH2007PLC174147	27-02-2012	Managing Director			
• Disclosures of relationship / interest, if any, of the PAC in the Target Company: Mr. Nikhil Chaturvedi holds						
5,000 (Five Thousand) Equity Shares in the Target Company. Further, he holds 1,40,50,955 (One Crore Forty						
Lakhs Fifty Thousand Nine Hundred and Fifty-Five) Equity Shares in the capacity as Trustee of Nikhil Chaturvedi Family Trust) in the Target Company, Also, as on date of this DPS, Mr. Nikhil Chaturvedi is the						
	ust) in the Target Company. Als ng director of the Target Compa		Mr. Nikhii Chaturvedi is the			

Details of the CA providing Net worth Certificate along with the details of the Net worth of the PAC as specified in the certificate: CA Priyansh Valawat (Membership No. 434660), Partner of Valawat & Associates, Chartered Accountants (Firm Registration No. 003623C), having their office located at 701, Lakshchandi Height, Gokuldham, Goregoan (East), Mumbai - 400 063 (Maharashtra), Tel. No. +91 9950835928/ 8879520877 has certified vide certificate dated January 06, 2025 that the net worth of Mr. Nikhil Chaturvedi as of September 30, 2024 is ₹ 10,71,572 (Rupees Ten Lakhs Seventy-One Thousand Five Hundred and

Seventy-Two only) Other undertakings / confirmations by the Acquirer along with PAC:

- The Acquirer along with PAC is not in securities related business and is not registered with SEBI as a 'Market
- The entire Offer Shares proposed to be acquired under this Offer will be acquired by the Acquirer and no other persons / entities propose to participate in the acquisition.
- The Acquirer along with PAC undertake that they will not sell the Equity Shares of the Target Company, if any, during the "Offer Period" in terms of Regulation 25(4) of the SEBI SAST Regulations.
- The Acquirer along with PAC have confirmed that they are not prohibited by SEBI from dealing in securities, in terms of direction issued under section 11B of Securities and Exchange Board of India Act, 1992, as amended (the "SEBI Act") or under any other regulation made under the SEBI Act.
- The Acquirer along with PAC have confirmed that they are not categorized as a 'Wilful Defaulter' in terms of $Regulation \ 2(1)(ze) \ of the \ SEBI \ SAST \ Regulations. \ They have further confirmed that they are not appearing in the second support of the secon$ the wilful defaulters list of the Reserve Bank of India.
- As on date, the Acquirer along with PAC has confirmed that they are not declared as 'Fugitive Economic Offender' under Section 12 of the Fugitive Economic Offenders Act, 2018.

Note: No person other than the person mentioned above, are acting in concert with the Acquirer for the purposes of this Open Offer. While persons may be deemed to be acting in concert with the Acquirer in terms of Regulation 2(1)(a)(2) of the SEBI (SAST) Regulations ("Deemed PACs"), such Deemed PACs are not acting in concert with the Acquirer for the purposes of this Open Offer, within the meaning of Regulation 2(1)(q)(1) of the SEBI (SAST)

(B) DETAILS OF SELLER:

The details of the Seller as per the SPA are set out below:

Name of Sellers	Changes	Nature of	Part of	Name of	Details of shares held by the Sellers			Sellers
	in the		Promoter	the stock	Pre-Transaction		Post Ti	ansaction
	name in the past	/Individu al	Group (Yes / No)	Exchange in India or abroad where listed (if applicable		% of fully diluted Equity Share Capital of the Target Company	of Equity Shares	% of fully diluted Equity Share Capital of the Target Company
Nailsfield Limited, a company incorporated under the laws of the Republic of Mauritius, having Identification Number 66062 C1/GBL and having its registered office at 6th Floor, Two Tribeca, Tribeca Central, Trianon, 72261, Mauritius	No change in name	Body Corporate	No	No	4,39,95,788 Equity Shares	28.83 %	Nil	Nil
			Total		4,39,95,788 Equity Shares	28.83 %	Nil	Nil

- Name of the group to which seller belongs to: The Seller belongs to the group of Intu Properties Plc, UK.
- In terms of the SPA, the Seller has agreed to sell 28.83% shareholding to the Acquirer. Post completion of the Open Offer, the Seller ceases to be a shareholder of the Target Company.
- The Seller has not been prohibited by SEBI from dealing in securities in terms of direction issued under Section 11B of the SEBI Act, or under any of the regulations made under the SEBI Act.
- (C) DETAILS OF TARGET COMPANY Prozone Realty Limited ("PRL")
- The Target Company was originally incorporated on September 14, 2007 as a Private Limited Company in the name and style of "Castle Mall Private Limited" under the provisions of the Companies Act, 1956 with the Registrar of Companies, Mumbai. Subsequently, the Target Company was converted from a Private Limited Company to Public Limited Company and the name was changed to "Castle Mall Limited" and a fresh Certificate of Incorporation consequent to conversion was issued on October 05, 2011 by the Registrar of Companies, Mumbai. Thereafter, the name was changed to Prozone Intu Properties Limited and a fresh Certificate of Incorporation was issued on July 24, 2014 by the Registrar of Companies, Mumbai. Further, the name of the Company was changed to Prozone Realty Limited and a fresh Certificate of Incorporation was issued on May 25, 2023 by the Registrar of Companies, Mumbai. The Corporate Identification Number of the Target Company is L45200MH2007PLC174147.
- The registered office of the Target Company is presently situated at Unit- A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle, Airport Mumbai, Maharashtra, India 400099. Contact Number: +91 2268239000/9001; Email Address: investorservice@prozonerealty.com; Website: www.prozonerealty.com
- The Target Company is engaged in the business of developers, constructors, lease of all types of mall, mall management and to develop land, building, immovable properties, real estates by constructing, restructuring, altering, improving, decorating, furnishing and maintaining offices, ware-houses, shops, super markets, hyper markets, food courts, restaurants, banqueting, business centres, theatres, entertainment centres, amusements, games, parking facilities require for mall development and to run, maintain and manage the same businesses in India and abroad.
- As on date of this DPS, the authorized share capital of the Company is ₹ 40,05,00,000 (India Rupees Forty Crores Five Lakhs only) divided into 20,02,50,000 (Twenty Crores Two Lakh Fifty Thousand) Equity Shares having face value of ₹ 2 (Indian Rupees Two only), and the total issued and paid-up share capital of the Company is ₹ 30,52,05,766 (Indian Rupees Thirty Crores Fifty-Two Lakhs Five Thousand Seven Hundred and Sixty-Six only) divided into of 15,26,02,883 (Fifteen Crore Twenty-Six Lakhs Two Thousand Eight Hundred and Eighty Three) Equity Shares of ₹2 (Indian Rupees Two only).
- Target Company has established its connectivity with both the National Securities Depository Limited and Central Depository Services (India) Limited under the ISIN INE195N01013.
- The entire issued, subscribed, paid up and voting equity capital of the Target Company is listed at BSE and NSE under Scrip Code of 534675 on BSE and PROZONER on NSE with effect from September 12, 2012.
- The Equity Shares of the Target Company are frequently traded on BSE and NSE (within the meaning of definition of "frequently traded shares" under Regulation 2(1)(j) of the SEBI SAST Regulations).
- As of the date of this DPS, (i) there are no partly paid up Equity Shares; or (ii) it has not issued any convertible securities; (iii) it has not issued any warrants; (iv) there are no locked-in Equity Shares of the Target Company: and (v) there are no shares against which depository receipts have been issued.

The present Board of Directors and KMP of Target Company are as follows:

Sr. No.	Name of Director	DIN	Designation
1.	Mr. Nikhil Chaturvedi	00004983	Managing Director
2.	Mr. Salil Anupendra Chaturvedi	00004768	Non-Executive Director
3.	Mr. Bipin Gurnani	07966971	Whole time Director and CEO
4.	Mr. Umesh Kumar	01733695	Non-Executive Independent Director
5.	Mrs. Deepa Misra Harris	00064912	Non-Executive Independent Director
6.	Mrs. Dipa Hetal Hakani	07155347	Non-Executive Independent Director
7.	Mr. Anurag Garg	-	Chief Financial Officer
8.	Mr. Ajayendra Pratap Jain	-	Company Secretary and Chief Compliance Officer

The key financial information of the Target Company based on the latest audited consolidated financial statements which has been audited by the Target Company's erstwhile Statutory Auditors, M/s. BSR & Co. LLP, Chartered Accountants, for the financial year ended March 31, 2022 and by the Target Company's Statutory Auditors, M/s M S K A & Associates, Chartered Accountants, for the financial year ended March 31, 2023 and 2024, and the latest unaudited consolidated financial results for the 6 months period ended September 30, 2024 are as follows:

(₹ in Lakhs except EPS)

Particulars	Unaudited and Limited Reviewed Consolidated Financial Results for half- year ended September 30, 2024*		Consolidated Fi or the financial March 31 2023	
Total Revenue from operations	249.98	18,451.27	17,317.27	9,337.69
Profit After Tax (PAT) including Other Comprehensive Income	137.72	285.25	3,832.33	(148.39)
Earnings Per Share (₹)	0.09	0.30	1.66	(0.23)
Net worth / Shareholder's Fund	76,531.10	50,943.43	51,195.99	48,220.45
1) Key Financial information for the	half-yearly ended Sentemb	ner 30 2024 h	as heen extra	rted from the

Company's unaudited financial results as submitted to the Stock Exchanges

2) Extracted from the annual report for the financial year ended March 31, 2024. 3) Extracted from the annual report for the financial year ended March 31, 2023.

4) Extracted from the annual report for the financial year ended March 31, 2022.

(D) DETAILS OF THE OFFER

Designation

- This Open Offer is a mandatory offer in compliance with Regulations 3(1) and other applicable provisions of the SEBI SAST Regulations pursuant to the execution of the Share Purchase Agreement for substantial acquisition of shares / voting rights of the Target Company.
- The Acquirer has made this Open Offer to the Public Shareholders as on the Identified Date i.e. Thursday February 06, 2024 to acquire up to 3,96,76,750 (Three crore Ninety-Six Lakh Seventy-Six Thousand Seven Hundred Fifty only) fully paid-up equity shares of face value of ₹ 2.00/- each (Indian Rupees Two) constituting 26.00% of the Equity and Voting Share Capital of the Target Company ("Offer Size") at a price of ₹ 25/- (Indian Rupees Twenty-Five Only) per Equity Share ("Offer Price") aggregating to ₹ 99,19,18,750 /-(Indian Rupees Ninety- Nine Crores Nineteen Lakhs Eighteen Thousand Seven Hundred and Fifty Only) (assuming full acceptance) ("Maximum Consideration"), payable in cash, in accordance with the provisions of Regulation 9(1)(a) of SEBI SAST Regulations, subject to terms and conditions set out in the DPS and the Letter of Offer ("LoF/Letter of Offer")
- To the best of knowledge and belief of the Acquirers, as on the date of this DPS, there are no other statutory approvals required for this Open Offer. However, if any other statutory approvals are required prior to completion of this Open Offer, this Open Offer would be subject to the receipt of such other statutory approvals that may become applicable later.
- This Offer is not a conditional Offer and not subject to any minimum level of acceptance in terms of Regulation 19(1) of SEBI SAST Regulations and is not a competitive bid in terms of Regulation 20 of the SEBI SAST Regulations. Also, there is no differential pricing in this Offer as all the Equity Shares of the Target Company are fully paid-up.
- This Offer is not pursuant to any global acquisition resulting in an indirect acquisition of Equity Shares of the Target Company.
- The Manager to the Offer, Gretex Corporate Services Limited does not hold any Equity Shares in the Target Company as on the date of the PA and this DPS. The Manager to the Offer further declares and undertakes that they will not deal on their own account in the Equity Shares of the Target Company during the period commencing from the date of their appointment as Manager to the Offer till the expiry of 15 days from the closure of the Tendering Period.
- In terms of Regulation 23 of the SEBI SAST Regulations, in the event, for reasons outside the reasonable control of the Acquirer, the approvals specified in this DPS as set out in Part VI (Statutory and Other Approvals) below or those which become applicable prior to completion of the Open Offer are not received, then the Acquirer shall have the right to withdraw the Open Offer. In the event of such a withdrawal of the Open Offer, the Acquirer (through the Manager) shall, within 2 Working Days of such withdrawal, make an announcement of such withdrawal stating the grounds for the withdrawal in accordance with Regulation 23(2) of the SEBI SAST Regulations.
- The Acquirer have neither acquired nor been allotted any Equity Shares during the 52 weeks period prior to the date of PA. The Acquirer does not intend to delist the Target Company pursuant to this Open Offer.
- The Equity Shares of the Target Company will be acquired by the Acquirer as fully paid up, free from all liens, charges and encumbrances and together with the rights attached thereto and as mentioned in the articles of association of the Company, including all rights to dividend, bonus and rights offer declared thereof, and the Public Shareholders tendering their Equity Shares in this Open Offer shall have obtained all necessary consents required by them to sell the Equity Shares on the foregoing basis.
- (E) As on the date of the DPS, the Acquirer does not have any plans to alienate any significant assets of the Target Company whether by way of sale, lease, encumbrance or otherwise for a period of two years except in the ordinary course of business of the Target Company. Target Company's future policy for disposal of its assets, if any, for two years from the completion of Open Offer will be decided by its Board of Directors, subject to the applicable provisions of the law and subject to the approval of the shareholders through special resolution passed by way of postal ballot in terms of Regulation 25(2) of the SEBI SAST Regulations.
- (F) As per Regulation 38 of SEBI LODR Regulations, read with Rule 19A of the Securities Contract (Regulation) Rules, 1957 ("SCRR"), the Target Company is required to maintain at least 25% public shareholding (i.e. shares of the Target Company held by the public as determined in accordance with the SCRR), on a continuous basis for listing. Pursuant to the SPA and Open Offer (assuming full acceptance), the public shareholding in the Target Company will fall below 25% of Equity and Voting Share Capital, the Acquirer will ensure compliance with the minimum public shareholding requirements under Regulation 7(4) of SEBI SAST Regulations read with Rule 19A of SCRR in such manner and timelines prescribed under applicable law

II. BACKGROUND TO THE OFFER

- (A) The Acquirer has entered into the SPA, pursuant to which the Acquirer has agreed to purchase 4,39,95,788 (Four Crores Thirty-Nine Lakhs Ninety-Five Thousand Seven Hundred and Eighty-Eight Only) Equity Shares ("Sale Shares") of the Target Company, representing 28.83% of the share capital of the Target Company from the Seller. The sale of the Sale Shares under the SPA is proposed to be executed at the price of ₹ 25 (Rupees Twenty-Five) per Sale Share, subject to the terms and conditions as set out in the SPA
- (B) The acquisition of Sale Shares will be undertaken through an off-market transfer.
- (C) The obligation of the Acquirer to purchase the Sale Shares is conditional upon fulfilment of the following conditions precedents as set out hereunder:
- The Seller shall have delivered to the Acquirer a certificate / report certified by an independent chartered accountant, which can be relied upon by the Acquirer (along with a reliance letter), in a form and manner to the satisfaction of the Acquirer confirming that there are no Tax Proceedings against the Seller, including Proceedings referred to in Section 281 of the Income Tax Act, 1961 ("IT Act") that can adversely affect the

- sale of the sale shares owned by the seller or render the transaction as void and/or affect the clear and marketable title of the Acquirer to the sale shares acquired by the Acquirer for the Seller;
- The Seller shall obtain a withholding tax statement in the manner as required under the SPA;
- The Acquirer shall have provided to the Seller with the firm commitment letter, within the timelines and as required under the SPA.
- Each of the respective representations and warranties given by the Acquirer and Seller under the SPA being true and accurate in all respects and not misleading in each case as of the execution date and continuing as of the closing date of the SPA.
- Seller shall provide all such executed documents and information as are required to be provided by the Seller to enable the Acquirer to file Form FC-TRS in respect of the Sale Shares, along with the duly completed supporting documents to Form FC-TRS and such other documents as are required by the Acquirer and / or authorised dealer bank;
- The Acquirer shall have paid the adequate stamp duty for the consummation of the transaction under the SPA and shall pay for transfer of the Sale Shares as contemplated in the SPA;
- The Acquirer shall obtain a valuation report in respect of pricing of the Sale Shares in accordance with the provisions of the Foreign Exchange Management (Non-debt Instruments) Rules, 2019 and the IT Act.
- The Acquirer shall have provided the "source of funds" declaration in respect of discharge of the sale amount (as defined in the SPA), in the format shared by the Seller.

The SPA may be terminated by: (a) mutual agreement between the Acquirer and the Seller, recorded in writing; (b) the Seller, if any of the Conditions Precedent (as defined under the SPA) for which the Acquirer is responsible, is not fulfilled within the timelines set out under the SPA; (c) by the Acquirer, upon issue of any order or direction or ruling or circular or notification or similar document by any Governmental Authority (as defined under the SPA) restricting in any manner the completion of the Transaction (as defined under the SPA) or the Offer; (d) by the Acquirer, if any of the Conditions Precedent (as defined under the SPA) for which the Seller is responsible, is not fulfilled on or prior to the expiry of the Offer Period; or (e) by the Acquirer, in the case of non-compliance by the Seller, or the Seller, in the case of non-compliance by the Acquirer, of their respective closing obligations as set out in Schedule 4 of the SPA.

- (D) The consideration for the Equity Shares accepted under the Open Offer payable to the respective shareholders shall be paid in cash
- (E) At on the date of the DPS, the Acquirer intends to continue the existing line of business of the Target Company and does not have any plans to make major changes to the existing line of business of the Target Company except in the ordinary course of business or may also diversify into other businesses with prior consent of the shareholders and in accordance with the provisions of Companies Act, 2013, memorandum and articles of association of the Target Company and other applicable laws.

III. SHAREHOLDING AND ACQUISITION DETAILS

The current and proposed shareholding of the Acquirer in Target Company and the details of their acquisition are as follows:

	Acquire	er	PAC#		Total	
Particulars	No. of Shares	% of Equity Shares	No. of Shares	% of Equity Shares	No. of Shares	% of Equity Shares
Shareholding before PA i.e. 31st December, 2024	Nil	Nil	1,40,55,955**	9.21	1,40,55,955	9.21
Shareholding proposed to be acquired through SPA dated 31st December, 2024	4,39,95,788	28.83	Nil	Nil	4,39,95,788	28.83
Shares acquired between the PA date and the DPS date	Nil	Nil	Nil	Nil	Nil	Nil
Shares to be acquired in the open offer (assuming full acceptance)*	3,96,76,750	26.00	Nil	Nil	3,96,76,750	26.00
Post Offer Shareholding (assuming full acceptance, as on 10th working day after closing of tendering period)	8,36,72,538	54.83	1,40,55,955**	9.21	9,77,28,493	64.04

Assuming all the Offer Shares are accepted in the Open Offer. The Acquirer reserves the right to alter the* quantity or ratio of acquisition of equity shares amongst themselves based on actual shares tendered in the Open

**Includes direct holding of Mr. Nikhil Chaturvedi for 5,000 (Five Thousand) Equity Shares and indirect holding for 1,40,50,955 (One Crore Forty Lakhs Fifty Thousand Nine Hundred and Fifty-Five only) Equity Shares in the capacity as Trustee of Nikhil Chaturvedi Family Trust.

No person, other than the person mentioned above, is acting in concert with the Acquirer for the purposes of this Open Offer. While persons may be deemed to be acting in concert with the Acquirer in terms of Regulation 2(1)(q)(2) of the SEBI SAST Regulations ("Deemed PACs"), such Deemed PACs are not acting in concert with the Acquirer for the purposes of this Open Offer, within the meaning of Regulation 2(1)(q) of the SEBI SAST Regulations

IV. OFFER PRICE

- (A) The Equity Shares of the Target Company are listed on BSE and NSE, under scrip code "534675" and symbol "PROZONER" respectively.
- (B) The annualized trading turnover in the Equity Shares of the Target Company on BSE and NSE based on trading volume during the 12 (twelve) calendar months prior to the month of Public Announcement (December 2023 to November 2024) is as given below:

uity Total Number of Listed An

Exchange	Shares traded during the 12 (Twelve) calendar months prior to the month of PA	Shares	Turnover (in terms of % to Total Listed Shares)
BSE	3,06,32,573	15,26,02,883	20.07%
NSE	24,82,13,514	15,26,02,883	162.65%
(Source: www.bseindia.co	om and www.nseindia.com)		

- (C) Based on the information available on the website of BSE and NSE, the Equity Shares of the Target Company are frequently traded on BSE and NSE (within the meaning of Regulation 2(1)(j) of the SEBI SAST Regulations)
- (D) The Offer Price has been determined considering the parameters in terms of Regulation 8(2) of the SEBI SAST Regulations, being the highest of

Sr. No.	Particulars	Price
a)	The highest negotiated price per Equity Share of the Target Company for any acquisition under the agreement attracting the obligation to make a public announcement of an open offer i.e., the price per Sale Share under the SPA.	
b)	The volume-weighted average price paid or payable per Equity Share for acquisitions, whether by the Acquirer or by any person acting in concert with him, during the 52 (fifty-two) weeks immediately preceding the date of the PA.	Not applicable*
	The highest price paid or payable per Equity Share for any acquisition, whether by the Acquirer or by any person acting in concert with him, during the 26 (twenty-six) weeks immediately preceding the date of the PA.	
u)	The volume-weighted average market price of such shares for a period of 60 (sixty) trading days immediately preceding the date of the PA, as traded on the stock exchange where the maximum volume of trading in the shares of the target company are recorded during such period, provided such shares are frequently traded.	₹24 98/-
e)	Where the shares are not frequently traded, the price determined by the acquirer and the manager to the open offer taking into account valuation parameters including, book value, comparable trading multiples, and such other parameters as are customary for valuation of shares of such companies	Not applicable*
f)	The per Equity Share value computed under Regulation 8(5) of the SEBI SAST Regulations, if applicable	Not applicable*

* Notes: (1) Not applicable as no acquisitions were made by the Acquirer or by any person acting in concert with him during the 52 (fifty-two) weeks or 26 (twenty-six) weeks immediately preceding the date of the PA (2) Not applicable as the Equity Shares are frequently traded. (3) Not applicable since the acquisition is not an indirect In view of the parameters considered and presented in table above, in the opinion of the Acquirer and Manager to

the Offer, the Offer Price of ₹25/- (Rupees Twenty- Five Only) per fully paid-up Equity Share is justified in terms of Regulation 8(2) of the SEBI SAST Regulations (E) There have been no corporate actions in the Target Company warranting adjustment of relevant price

- parameters under Regulation 8(9) of the SEBI SAST Regulations.
- As on date, there is no revision in Offer Price or Offer Size. In case of any revision in the Offer Price or Offer Size, the Acquirer shall, in accordance with Regulation 18(5) of SEBI SAST Regulations, (i) make corresponding increases to the escrow amounts; (ii) make a public announcement in the same newspapers in which DPS has been published; and (iii) simultaneously with the issue of such announcement, inform SEBI. Stock Exchange and the Target Company at its registered office of such revision. The revised Offer Price would be paid to all the Public Shareholders whose Equity Shares are accepted under the Open Offer.
- (G) If there is any revision in the offer price on account of future purchases / competing offers, it will be done up to the period prior to 3 (three) Working Days before the date of commencement of the Tendering Period would be notified to the shareholders
- If the Acquirer acquires Equity Shares during the period of twenty-six weeks after the closure of Tendering Period at a price higher than the Offer Price, then the Acquirer shall pay the difference between the highest acquisition price and the Offer Price, to all the Public Shareholders whose Equity Shares have been accepted in this Open Offer within sixty days from the date of such acquisition, pursuant to Regulation 8(10) of SEBI SAST Regulations. However, no such difference shall be paid in the event that such acquisition is made under another open offer under the SEBI SAST Regulations, or pursuant to SEBI (Delisting of Equity Shares) Regulations, 2021 or open market purchases made in the ordinary course on the Stock Exchanges, not being negotiated acquisition of Equity Shares in any form.

FINANCIAL ARRANGEMENTS

- The total funding requirement for the Open Offer (assuming full acceptances) i.e. for the acquisition of 3,96,76,750 (Three crore Ninety-Six Lakh Seventy-Six Thousand Seven Hundred Fifty only) Equity Shares of ₹ 2/- each (Indian Rupees Two) from the Public Shareholders at Offer Price of ₹ 25]/- (Indian Rupees Twenty-Five Only) per Equity Share aggregates to ₹ 99.19.18.750/- (Indian Rupees Ninety- Nine Crores Nineteen Lakhs Eighteen Thousand Seven Hundred and Fifty Only) (the "Offer Consideration")
- (B) The Acquirer has adequate financial resources to meet its obligations under the SEBI SAST Regulations for the purposes of the Open Offer.
- (C) In terms of Regulation 17(1) of the SEBI SAST Regulations, the Acquirer and Manager to the Offer have entered into as escrow agreement dated January 2, 2025 with AU Small Finance Bank Limited ("Escrow Agreement") and had opened an escrow account under the name of "Apax Trust Open Offer Escrow Account" ("Escrow Account")
- In accordance with the requirements of Regulation 17 of the SEBI SAST Regulations, the Acquirer has furnished a bank guarantee of amount ₹ 25.00.00.000/- (Indian Rupees Twenty-Five Crores Only) issued by AU Small Finance Bank Limited, a Scheduled Commercial Bank under second schedule of Reserve Bank of India Act 1934, and a small finance bank under Section 22 of Banking Regulation Act 1949, having registered office at 19-A. Dhuleshwar Garden, Aimer Road, Jaipur- 302001 and one of its branch at Shop No 16, Ground Floor Kanakia Zillion, LBS-CST Road Junction, Kurla(W) BKC, Mumbai - 400070 in favor of the Manager to the Offer ("Bank Guarantee") which is more than 25% of the Maximum Consideration. The Manager to the Offer has been duly authorized to realize the value of aforesaid Bank Guarantee in terms of the SEBI SAST Regulations. The Bank Guarantee shall be valid upto an additional period of 30 (thirty) days after completion of payment of consideration to the shareholders who have tendered their shares in acceptance of the open offer or Wednesday, April 30, 2025, whichever is earlier. The Acquirer undertakes that if the offer process is not completed within the validity of Bank Guarantee, then the Bank Guarantee will be further extended at least upto 30th Day from the end of Offer Period.

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- (E) The Acquirer has also deposited an amount of ₹ 1,00,00,000/- (Indian Rupees One Crore Only) in cash, being more than 1% of the Maximum Consideration in the Escrow Account, in terms of Regulation 17(4) of SEBI SAST Regulations
- (F) The Manager to the Offer has been duly authorized by the Acquirer to operate and realize the value of Escrow Account in terms of the SEBI SAST Regulations.
- (G) Mr. Priyansh Valawat (Membership No. 434660), Partner of M/s. Valawat & Associates, Chartered Accountants having office at 701, Lakshchandi Height, Gokuldham, Goregoan (East), Mumbai-400 063 (Maharashtra), Phone: (M) 9950835928/8879520877, Mail: valawatpriyansh1@gmail.com vide certificate dated December 31, 2024 certified that the Acquirer has sufficient resources to meet the fund requirements as required under the Open Offer in accordance with the SEBI SAST Regulations.
- (H) Based on the above and in the light of the Escrow Agreement, the Manager to the Offer is satisfied that firm arrangements have been put in place by the Acquirer to fulfill the Acquirer's obligations through verifiable means in relation to the Open Offer in accordance with the SEBI SAST Regulations.
- (I) In case of any upward revision in the Offer Price or the Offer Size, corresponding increase to the Escrow Amount as mentioned above shall be made by the Acquirer in terms of Regulation 17(2) of the SEBI SAST Regulations, prior to effecting

VI. STATUTORY AND OTHER APPROVALS

- (A) As on the date of this DPS, no approval will be required from any bank / financial institution for the purpose of this Open Offer to the best of the knowledge of the Acquirer, other than as may be required by the Seller under the SPA
- (B) As on the date of this DPS, to the best of the knowledge of the Acquirer, there are no other statutory or governmental approvals required for the consummation of the SPA and the Open Offer. If any other statutory approvals are required or become applicable, the Open Offer would be subject to the receipt of such other statutory approvals also. The Acquirer will not proceed with the Open Offer in the event such statutory approvals are refused, in terms of Regulation 23(1) of the SEBI SAST Regulations. This Open Offer is subject to all other statutory approvals that may become applicable at a later date before the completion of the Open Offer. In the event of withdrawal, a public announcement will be made within 2 (Two) Working Days of such withdrawal, in the same newspapers in which this DPS has been published and such public announcement will also be sent to SEBI, BSE, NSE and the registered office of the Target Company, in accordance with Regulation 23(2) of SEBI SAST Regulations.
- (C) Public Shareholders of the Target Company who are either non-resident Indians ("NRIs") or overseas corporate bodies ("OCBs") and wish to tender their Equity Shares in this Open Offer shall be required to submit all the applicable approvals of the Reserve Bank of India ("RBI") which have been obtained at the time of acquisition of Equity Shares of the Target Company, if any. In the event such RBI approvals are not submitted, the Acquirer reserves the sole right to reject the Equity Shares tendered by such Public Shareholders in the Open Offer. This Open Offer is subject to receipt of the requisite RBI approvals, if any, for acquisition of Equity Shares by the Acquirer from NRIs and OCBs.
- (D) In case of delay in receipt of any statutory approvals as disclosed above or which may be required by the Acquirers at a later date, as per Regulation 18(11) of the SEBI SAST Regulations, SEBI may, if satisfied, that non-receipt of approvals was not attributable to any willful default, failure or neglect on the part of the Acquirer to diligently pursue such approvals, grant an extension of time for the purpose of completion of this Open Offer, subject to the Acquirer agreeing to pay interest to the Public Shareholders for the delay. Provided where the statutory approvals extend to some but not all holders of the Equity Shares, the Acquirer have the option to make payment to such holders of the Equity Shares in respect of whom no statutory approvals are required in order to complete this Open Offer.
- (E) There are no conditions stipulated in the SPA between the Acquirer and the Seller, the meeting of which would be outside the reasonable control of the Acquirer and in view of which the Offer might be withdrawn under Regulation 23(1)(c) of the SEBI
- (F) The Acquirer shall complete all procedures relating to payment of consideration under this Open Offer within 10 (ten) Working Days from the date of closure of the Tendering Period of the Open Offer to those Public Shareholders whose Equity Shares are accepted in the Open Offer, pursuant to Regulation 18(10) of SEBI SAST Regulations

VII. TENTATIVE SCHEDULE OF THE ACTIVITIES PERTAINING TO THE OFFER

Major Activities	Schedule
Public Announcement	Tuesday, December 31, 2024
Publication of Detailed Public Statement in newspapers	Tuesday, January 07, 2025
Last Date of Filing of Draft Letter of Offer with SEBI	Tuesday, January 14, 2025
Last Date for public announcement of a competing offer	Tuesday, January 28, 2025
Receipt of comments from SEBI on Draft Letter of Offer	Tuesday, February 04, 2025
Identified Date*	Thursday, February 06, 2025
Date by which Letter of Offer will be dispatched to the Public Shareholders	Thursday, February 13, 2025
Last day of revision of Offer Price / Offer Size	Thursday, February13, 2025
Last date by which a Committee of Independent Directors constituted by the Board of	Monday, February 17, 2025
Directors of the Target Company shall give its recommendations and publication of the	
same	
Date of issue of advertisement announcing the schedule of activities for Open Offer,	Wednesday, February 19,
status of statutory and other approvals in newspapers	2025
Date of commencement of Tendering Period	Thursday, February 20, 2025
Date of closure of Tendering Period	Friday, March 07, 2025
Issuance of post offer advertisement	Monday, March 17, 2025
Date of communicating the rejection / acceptance and payment of consideration for the	Monday, March 24, 2025
accepted Offer Shares / return of unacquired Offer Shares	
Last Date of filing the final report to SEBI	Tuesday, April 01, 2025

would be sent. All Public Shareholders (registered or unregistered) are eligible to participate in the Open Offer anytime before the closure of the Open Offer.

Note: The above timelines are indicative (prepared on the basis of timelines provided under the SEBI SAST Regulations) and are subject to receipt of relevant approvals from various statutory/regulatory authorities and may have to be revised accordingly. To clarify, the actions set out above may be completed prior to their corresponding dates subject to compliance with the SEBI SAST

VIII. PROCEDURE FOR TENDERING THE SHARES IN CASE OF NON-RECEIPT OF LOF

- (A) All the Public Shareholders of the Target Company holding the Equity Shares in dematerialized form or physical form, registered or unregistered are eligible to participate in this Open Offer at any time during the Tendering Period of this Oper
- (B) Persons who have acquired Equity Shares but whose names do not appear in the register of members of the Target Company on the Identified Date, or unregistered owners or those who have acquired Equity Shares after the Identified Date, or those who have not received the Letter of Offer, may also participate in this Offer.
- (C) Accidental omission to dispatch the Letter of Offer to any person to whom the Open Offer is made or the non-receipt or $\label{thm:condition} \mbox{delayed receipt of the Letter of Offer by any such person will not invalidate the Open Offer in any way.}$
- (D) The Public Shareholders may also download the Letter of Offer from the SEBI's website (www.sebi.gov.in) or obtain a copy of the same from the registrar to the offer on providing suitable documentary evidence of holding of the Equity Shares and their folio number, DP identity-client identity, current address and contact details.
- (E) The Open Offer will be implemented by the Acquirer through stock exchange mechanism as provided by BSE or NSE in the form of separate window ("Acquisition Window") as provided under the SEBI SAST Regulations and relevant SEBI circulars issued from time to time in this regard. The detailed procedure for tendering and settlement of shares under the revised mechanism is specified in the SEBI circulars.
- (F) BSE Limited is the Designated Stock Exchange for the purpose of tendering shares in the Open Offer.
- (G) The Acquirer has appointed Gretex Corporate Services Limited ("Buying Broker") as their broker for the Open Offer through whom the purchases and the settlement of the Open Offer shall be made during the Tendering Period. The contact details of

Name of Buying Broker	Gretex Share Broking Limited
Address	A-401, Floor 4th, Plot FP-616, (PT), Naman Midtown, Senapati Bapat Marg, Near Indiabulls, Delisle Road, Dadar (West), Mumbai 400013, Maharashtra, India
Contact Person	Balasheb Patil
Contact No.	022-69308500
Email ID	dp@gretexbroking.com
Website	https://gretexbroking.com
All Dublic Observabilities and a death	

- (H) All Public Shareholders who desire to tender their shares under the Open Offer would have to intimate their respective $stockbroker \ ("Selling Broker") \ during \ the \ normal \ trading \ hours \ of \ the \ secondary \ market \ during \ Tendering \ Period.$
- (I) Separate acquisition window will be provided by BSE Limited to facilitate placing of sell orders. The Selling Brokers can ente orders for dematerialized Equity Shares as well as physical Equity Shares.
- (J) It must be noted that detailed procedure for tendering the Equity Shares in the Offer will be mentioned in the Letter of Offer.

IX. OTHER INFORMATION

- (A) The Acquirer accepts responsibility for the information contained in the PA and in this DPS and also for the obligations of the Acquirer laid down in the SEBI SAST Regulations and subsequent amendments made thereof.
- (B) Pursuant to Regulation 12 of the SEBI SAST Regulations, the Acquirer has appointed Gretex Corporate Services Limited. Mumbai as Manager to the Offer and the Manager to the Offer issues this Detailed Public Statement on behalf of the Acquirer.
- (C) The information pertaining to the Target Company in this DPS or the Letter of Offer or any other advertisement/publications made in connection with the Open Offer has been compiled from public sources or provided by or relating to and confirmed by the Target Company which has not been independently verified by the Acquirer or the Manager to the Open Offer. The Acquirer and the Manager to the Open Offer do not accept any responsibility with respect to such information relating to the Target Company
- (D) The Acquirer has appointed MUFG Intime India Private Limited (formerly known as "Link Intime India Private Limited") as the Registrar to the Offer.

The details of the Registrar are as mentioned below:

Name: MUFG Intime India Private Limited (formerly known as Link intime India Private Limited) Address: C-101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai - 400 083, Maharashtra, India

Tel: +91 810 811 4949 Fax: +91 22 4918 6060

Website: www.linkintime.co.in

Email: prozonerealty.offer@linkintime.co.in

Contact Person: Ms. Pradnya Karanjekar SEBI Registration No.: INR000004058 (Validity: Permanent)

(E) In this DPS, any discrepancy in any table between the total and sums of the amount listed are due to rounding off and/or

regrouping. (F) This Detailed Public Statement would also be available at SEBI's website i.e. www.sebi.gov.in

THIS DETAILED PUBLIC STATEMENT ISSUED BY MANAGER TO THE OFFER



Gretex Corporate Services Limited (CIN No.: L74999MH2008PLC288128)

Office No. 13, 1st Floor, Bansilal Mansion, A-401, Floor 4th, Plot FP-616, (PT), Naman Midtown, Senapati Bapat Marg, Near Indiabulls, Delisle Road, Dadar (West), Mumbai 400013, Maharashtra,

Tel. No.: +91 98300 25765; Email: info@gretexgroup.com;

Website: www.gretexcorporate.com; Contact Person: Mr. Arvind Harlalka

FOR AND ON BEHALF OF THE ACQUIRER M/s. Apax Trust

Address: Unit No. 8, Premium Towers, CHS, Lokhandwala Complex, Andheri (W), Mumbai-400053, Maharashtra, India

Place: Mumbai

Date: January 06, 2025

जाहीर सूचना

जाहीर सूचना

सर्व संबंधितांना येथे सचना देण्यात येत आहे की. माझे

अशील श्रीमती हिल्डा बश्याल यांनी सदर जागा अर्थात

फ्लॅट क्र.३०३, ३रा मजला, सी विंग, इमारत क्र.२३

क्षेत्रफळ समारे २४० चौ.फ. बिल्टअप. चांदिवर्ल

गिरीदर्शन को-ऑपरेटिव्ह हौसिंग सोसायटी लि., म्हाडा

कॉलनी, चांदिवली, मुंबई-४०००७२, जमीन सीटीएस

क्र.४१ए (जुना सीटीएस क्र.४७ ते ५२), गाव चांदिवली,

ालका कर्ला. मंबई उपनगर जिल्हा ही जागा १) श्रीमर्त

योगिता कुमार शेट्टी व २) श्री. कुमार शिवराम शेट्टी

प्रांच्या मालकीत्व ताब्यात असून यांच्याकडून खरेदी

जर कोणा व्यक्तीस याबाबत विक्री, अदलाबदल, बक्षीस

गरण, अधिभार, न्यास, परिरक्षा, ताबा, भाडेपडा

मालकी हक्क किंवा अन्य इतर प्रकारे कोणताही दावा

असल्यास त्यांनी आजच्या तारखेपासून **०७ दिवसांच्य**

हालावधीत खालील स्वाक्षरीकर्त्योक*हे* कलवावे

अन्यथा अशा व्यक्तींचे दावा त्याग आणि /किंवा स्थगित

कार्यालय क्र.४, १ला मजला, गोम्स कंपाऊंड,

पेनिन्सुला ग्रॅण्ड हॉटेलच्या पुढे, ९० फीट रोड

जाहीर सूचना

येथे सुचना देण्यात येत आहे की, १) श्री. नितेश

एन. भिसन व २) श्रीमती निहारिका नितेश भिसन हे निवासी जागा अर्थात फ्लॅट क्र.४०२,

था मजला, लेक सुपेरियर को-ऑपरेटिव्ह

हौसिंग सोसायटी लि., लेक होम्स, फेझ ५, आदी शंकराचार्य मार्ग, पवई, मुंबई-४०००७६, क्षेत्रफळ २०३ चौ.मी. कार्पेट क्षेत्र

तसेच कार पार्किंग जागा क्षेत्रफळ ७५ चौ.मी. (सदर जागा) येथील जागेचे मालक

१) श्री. नितेश एन. भसिन व २) श्रीमती निहारिका नितेश भसिन यांनी सर्व

अधिभारापासून मुक्त असलेली सदर जागा माझे अशिलांकडे विक्री करण्यासाठी करारनामा केला

आहे आणि जर कोणा ठयकीस/कायटेशीर

वारसदारास सदर जागेबाबत विक्री, एमओयु

तारण, कर्ज, अधिभार, बक्षीस, न्यास, वारसाहक, ताबा, भाडेपट्टा, मालकीहक,

कायदेशीर हक्क, जप्ती, परवाना, शेअर, परिरक्षा, आदेश किंवा हुकूमनामा, अन्य दायित्व/दाव्याचे

गहाणवर किंवा अन्य दता प्रकारे कोणताही

दावा, आक्षेप किंवा अधिकार, हक्क, हित इत्यादी

असल्यास त्यांनी सदर सूचना प्रकाशनापासून १५ दिवसांत आवश्यक कागदोपत्री पुराव्यांसह

खालील स्वाक्षरीकर्ताकडे कळवावे. अन्यथा माझे

अशील सदर सूचनेच्या दिवस समाप्तीनंतर प्राप्त

कोणताही दावा विचारात न घेता उपरोक्त

जागेच्या खरेदीची सर्व प्रक्रिया माझे अशील पुर्ण

सही /

राहुल नरेंद्र सिंग

वकील उच्च न्यायालय

दुकान क्र.६८, पवई प्लाझा, हिरानंदानी गार्डन्स, पवई, मुंबई-४०००७६.

जाहीर सूचना

येथे सचना देण्यात येत आहे की. श्री. दीपक मेहता हे

स्वर्गीय इंद्रा ललित मेहता ऊर्फ इंदिरा मेहता (प्रत्येकी

५०% अविभाजीत शेअर्स धारक) यांच्यासह निवासी नागा अर्थात **फ्लॅट क्र.६०२, ६वा मजला, नोरिटा को**-

ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, हिरानंदानी

गार्डन्स, पवई, मुंबई-४०००७६, क्षेत्रफळ १०८५

चौ.फु. बिल्टअप क्षेत्र (सदर फ्लॅट/जागा) येथील

स्वर्गीय इंद्रा ललित मेहता ऊर्फ इंदिरा मेहता (सदर

मयत) यांचे १७ जानेवारी, २०२१ रोजी निधन झाले,

यांच्या पश्चात दिनांक १३ जानेवारी, २०२१ रोजीचे

अंतिम इच्छापत्र व मृत्युपत्र आहे. सदर मयताने त्यांचे

संपूर्ण शेअर्स अर्थात सदर फ्लॅटमधील ५०% अविभाजीत

शेअर्स त्यांचा मलगा श्री. दीपक मेहता यांच्या नावे

दिले आणि मुंबई येथील उच्च न्यायालयाने याचिका

क्र.२५३६/२०२२ नुसार ०८ सप्टेंबर, २०२३ रोजी

प्रमाणपत्र देण्याचे मंजूर केले. ज्याअर्थी **श्री. दीपक**

मेहता यांनी सदर मयताच्या अंतिम इच्छापत्राच्या निष्पादक

डॉ. शबदा मनोहर राव यांच्यासह हस्तांतर करारनामा

करुन सदर फ्लॅट/जागेचे श्री. दीपक मेहता हे १००%

तद्नंतर श्री. दीपक मेहता यांनी सर्व अधिभारापासून

मुक्त असलेली सदर जागा आमच्या अशिलांकडे विक्री

करण्यास करारनामा केला आहे आणि जर कोणा

व्यक्तीम /कायदेशीर वारमदाराम मदर फ्लॅर /जारोबाबत

कोणताही दावा, आक्षेप किंवा अधिकार, हक्क. हित

१५ दिवसांत आवश्यक कागदोपत्री पुराव्यांसह खालील

यांच्यासह उपरोक्त सदर सचनेच्या दिवस समाप्तीनंतर

प्राप्त कोणताही दावा विचारात न घेता उपरोक्त सद

जागेच्या खरेदीची सर्व प्रक्रिया माझे अशील पुर्ण करतील

दुकान क्र.६८, पवई प्लाझा, हिरानंदानी गार्डन्स

आज दिनांकीत ७ जानेवारी, २०२५

जागेचे संयुक्त मालक आहेत

गलक झाले आहेत.

आज दिनांकीत ०७ जानेवारी, २०२५

करतील.

फकरे आला

वकील उच्च न्यायालय

साकिनाका, मुंबई-४०००७२

संपर्क क्र.:९८९२७०८६३६

करण्याचे मान्य केले आहे.

केले आहेत असे समजले जाईल.

आज दिनांकीत ०७ जानेवारी २०२५

येथे सचना देण्यात येत आहे की. माझे अशील श्री. अवदेश **माशंकर राव व श्रीमती मेघा अवदेश राव** हे फ्लॅट क्र.सी ३०२ रेल्वे पेन्स अपना घर कोहीसो अंकरवाडी शेवाजी नगरजवळ, जोगेश्वरी (पुर्व), मुंबई-४०००६० या जागेचे मालक आणि त्यांच्या नावे अनुक्रमांक १०६ त ११० अंतर्गत भागप्रमाणपत्र क २४ आहे. विकासक मे <mark>के.बी. जोशी</mark> आणि <mark>श्री. एम. अली हुसेन</mark> यांच्या दरम्यान झालेला दस्तावेज क्र.५५३७/८४ अंतर्गत उपनिबंधव . बीएसडी वांद्रे येथे नोंद असलेले दिनांक १३.१२.१९८४ रोजीच्या मुळ विक्री करारनामा, माझे अशील **श्री. अवदे**श माशंकर राव व श्रीमती मेघा अवदेश राव यांच्याकड-हरवले आहे आणि याबाबत **श्री. अवदेश रमाशंकर रा**व यांनी मेघवाडी पोलीस ठाणे, जोगेश्वरी, मुंबई येथे दिनांक २३.१२.२०२४ रोजीचे ऑनलाईन लापता तक्राय

5.१५४५८८/२०२४ अंतर्गत नोंद केली आहे. जर कोणा व्यक्तीस वर नमुद मुळ श्रेणी करारनामा सापडल्यास किंवा जर कोणा व्यक्तीस, बँकेस, वित्तीय संस्थेस सद फ्लॅटबाबत वारसाहक्का, शेअर, विक्री, तारण, भाडेपट्टा, मालकीहक, परवाना, बक्षीस, ताबा किंवा इतर प्रकारे कार्ह दावा किंवा अधिकार असल्यास त्यांनी माझ्याकडे सद सूचना प्रकाशन तारखेपासून **१४ दिवसात** कळवावे. अन्यथा अशा व्यक्तींचे दावा त्याग किंवा स्थगित केले आहेत म्हणू-

सुरेंद्र कुमार यादव (वकील उच्च न्यायालय कार्यालय: ३रा मजला, बार रूम, एम.एम. कोर्ट, अंधेरी (पूर्व), मुंबई-४०००६९. मोबा.:७७०००७१९४९

जाहीर सूचना

गर्वसामान्य जनतेस येथे सूचना देण्यात येत आहे की, फ्लॅट क्र.५०१, आय विंग, उषा दर्शन डेव्हलपमेंट को–ऑप. हौसिंग सोसायटी लि. यांच्या मालकीची उषा दर्शन, ग्रीन पार्क, लिंक रोड, गोरेगाव (पश्चिम), मुंबई-४०००६२ या जागेकरिता दस्तावेज क्र.बीडीआर२/१६६५/३/२०१२ नसार १. राजाबली जिवा मोमीन व उषा दर्शन डेव्हलपमेंट को-ऑप, हौसिंग सोसायटी यांच्या दरम्यान दिनांक २८.०२.२०१२ रोजीचा विक्री करारनामा

२. राजाबली जाि मोमिन (विक्रेता) आणि १ हबीब प्यारजी सतार. २. श्रीमती शिरीन हबीब सुतार व ३. श्री. शिराझ हबीब सुतार यांच्या दरम्यान झालेला दिनांक १३.०१.२०१५ रोजी झालेला विक्री करारनामा हरवले /गहाळ झाले आहे. सर्व व्यक्तींना येथे सचित करण्यात येत आहे की. हरवलेल्या दस्तावेजाच्या आधारावर कोणताही त्र्यवहार करु नये. खालील स्वाक्षरीकर्ता वकील याद्वारे सदर फ्लॅट हस्तांतरणाकरिता दावा किंवा आक्षेप मागवित आहेत. काही दावा/आक्षेप असल्यास कृपया खालील स्वाक्षरीकर्ता विकलांकडे दावा/आक्षेपाबाबत योग्य दस्तावेजी पुराव्यांसह सदर सूचना प्रकाशन तारखेपासून **१४ दिवसात** कळवावे. विहित कालावधीत दावा प्राप्त न झाल्यास असे समजले जाईल की, हरवलेल्या करारनामाच्य गधारावर मालमत्तेवर कोणताही दावा नाही.

च्या वतीने व करिता उषा दर्शन को-ऑप.हौ.सो.लि सही/- सचिव दिनांक: ०७.०१.२०२५

PUBLIC NOTICE

SHRIP C MEMANI HUF Member of the Shiv Shakti Apartment Co-operative Housing Society Ltd., having, address a Sundarvan Complex, Off. Lokhandwala Mumbai-400053 holding flat No. 2503 in the building of the society, died or 16.10.2019 without making any

The society hereby invites claims of objections from the heir or heirs or other claimants/objector or objectors to the ransfer of the said shares and interest of the deceased member in the capital/ property of the society within a period of 15 days from the publication of this notice with copies of such documents and other proofs in support of his/her/their claims/ objections for transfer of shares and interest of the deceased member in the capital/ property of the society

If no claims/ objections are received within the period prescribed above, the society shall be free to deal with the shares and interest of the deceased nember in the capital/property of the society in such manner as is provided under the bye-laws of the society. The claims/ objections, if any, received by the society for transfer of shares and interes of the deceased member in the capital/ property of the society shall be dealt with in the manner provided under the bye-

A copy of the registered bye-laws of the society is available for inspection by the claimants/objectors, in the office of the society/ with the secretary of the society between 10.01.2025 to 25.01.2025 between 10.00 am to 6.00 pm from the date of publication of the notice till the date of expiry of its period.

For and on behalf

SHIV SHAKTI APARTMENT CHS LTD

Hon.Secretary



AKME FINTRADE (INDIA)LTD Aasaan Loans

शाखा कार्यालय: नीलकंठ बिझनेस पार्क, डी-००४, रामदेव पीर रोड, सदगुरु नगर, नीलकंठ किंगडम, विद्याविहार पश्चिम, विद्याविहार, मुंबई, महाराष्ट्र - ४०००८६ मख्य कार्यालय : ऑक्में बिझनेस सेंटर (एबीसी), ४-५, सबसिटी सेंटर, सविना सर्कल,

कृषी उपना मंडी समी, उदयपुर - १३-००१ (पानस्था) कृषी उपना मंडी समी, उदयपुर - १३-००१ (पानस्था) **द्र**: ०२९४-२४८९५०१-०२ **संपर्क क्र**.०२९४-६६४१०० **इमेल:** info@akmefintrade.com, वेव: www.akmefintrade.com ताबा सूचना

दिनांकः ३० डिसेंबर २०२४

राहुल एन. सिंग

वकील उच्च न्यायालय

पवई, मुंबई-४०००७६

र. सौ. धनश्री धर्मेश दरेकर, श्री. धर्मेश भालचंदर दरेकर यांची पत्नी, घर क्र.४६, डोणेगाव, पोस्ट वांगणी, तालुका

अंबरनाथ, जि. ठाणे, महाराष्ट्र -४२१५०३. मोबाईल :- ९८२३२२३४७७. सह-कर्जदार २. श्री. धर्मेश भालचंदर दरेकर. भालचंदर दरेकर यांचा मलगा. घर क. ४६. डोणेगाव. पोस्ट वांगणी. तालका

अंबरनाथ, जि. ठाणे, महाराष्ट्र -४२१५०३. मोबाईल :- ९३२०३९८३०१/९३५९७९४५९९. सह-कर्जदार 3. श्रीमती रुतजा धर्मेश दरेकर. श्री.धर्मेश भालचंदर दरेकर यांची मलगा, घर क.४६. डोणेगाव, पोस्ट वांगणी.

ालुका - अंबरनाथ, जि. ठाणे, महाराष्ट्र -४२१५०३. मोबाईल क्रमांक :- ८००७७५४०५० सह-कर्जदार ४. त्रिशाला धर्मेश दरेकर, श्री. धर्मेश भालचंदर दरेकर यांची मुलगा

घर क्र.४६, डोणेगाव, पोस्ट वांगणी, तालुका - अंबरनाथ, जि. ठाणे, महाराष्ट्र -४२१५०३. जामीनदार

तुमान मंदिराजवळ, वावरी, रायगड, महा-४१०२०६. मोबाईल क्र.९५०३९३४०५०

विषय :- सिक्युरीटायझेशन ॲन्ड रिकन्स्ट्क्शन ऑफ फिनान्शियल ॲसेटस ॲन्ड एन्फोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट ऑक्ट, २००२ (सरफायसी कायदा २००२) च्या कलम १३(४) अन्वये प्रतिभूतीचा ताबा.

खालील स्वाक्षरीकर्ता हे सिक्युरीटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फिनान्शियल ॲसेटस् ॲन्ड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (५४/२००२) अंतर्गत **ॲक्मे फिन्ट्रेड (इंडिया) लिमिटेड (कंपनी)** चे प्राधिकृत अधिकारी आहेत आणि सिक्युरिटी इंटरेस्ट (एनफोर्समेन्ट) रूल्स, २००२ च्या नियम ३ सहवाचिता कलम १३(२) अन्वये असलेल्या अधिकाराअंतर्गत त्यांनी **दिनांक ०५.०९.२०२४** रोजी वितरीत केलेल्या मागणी सूचनेनुसा कर्जदार **श्रीमती धनश्री धर्मेश दरेकर** यासह तारणकर्ता व जामीनदार, संयुक्तपणे व स्वतंत्रपणे सूचनेत नमूद केलेर्ल रक्कम रु.२१,५०,५७३/- (रुपये एकवीस लाख पन्नास हजार पाचशे त्र्याहत्तर फक्त) दि.२९.०८.२०२४ **रोजी** सदर सूचना प्राप्त तारखेपासून ६० दिवसांच्या आत उपरोक्त रकमेवर लागू भविष्यातील व्याजासह सर्व आनुषंगिक खर्च, लागत, शुल्क इ. देय वास्तविक प्राप्ती होईपर्यंत.

कर्जदार **श्रीमती धनश्री धर्मेश दरेकर** तसेच तारणकर्ता व जामीनदार हे वर नमद केलेली रक्कम भरण्यास असमर्थ ठरले असून, कलम १३(४) अंतर्गत येथे सर्वसामान्य जनतेस सूचित करण्यात येत आहे की, सिक्युरीटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फिनान्शियल ॲसेटस् ॲन्ड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ च्या कलम १३(४) सहवाचिता नियम ८ अन्वये खालील स्वाक्षरीकर्ता असलेले **ॲक्मे फिनटेड (इंडिया) लिमिटेड (कंपनी)** चे ाधिकृत अधिकारी यांनी त्यांना प्राप्त असलेल्या अधिकाराअंतर्गत खाली वर्णन केलेल्या मालमत्तेचा ताब **दि.०२.०१.२०२५ रोजी** तुमच्याकडे मागितला आहे.

विशेषतः कर्जदार, तारणकर्ता व जामीनदार आणि सर्वसामान्य जनतेस येथे सावध करण्यात येते की, सदर मालमत्तेसा कोणताही व्यवहार करू नये आणि सदर मालमत्तेसह व्यवहार केलेला असल्यास ते ॲक्मे फिनटेड (इंडिया) लिमिटेड व्या शुल्काच्या अधीन असेल यांच्याकडे **र. २१,५०,५७३/- (रुपये एकवीस लाख पन्नास हजार पाचशे त्र्याहत्तर** फक्त) **दि.२९.०८.२०२४ रोजी** त्यावरील रकमेवर लागू भविष्यातील व्याजासह सर्व आनुषंगिक खर्च, लागत, शल्क इ. देय वास्तविक प्राप्ती होईपर्यंत.

कर्जदार/जामीनदार/सह-कर्जदारांचे लक्ष वेधण्यात येत आहे की, प्रतिभूत मालमत्ता सोडवून घेण्यासाठी उपलब्ध वेळसंदर्भात कायद्याच्या कलम १३ चे उपकलम (८) ची तरतृद आहे. जामीनदाराला विनंती करण्यात येत आहे की, नोटीसमध्ये नमूद केलेल्या रकमेची रक्कम तुम्ही अंमलात आणलेल्या हमीच्या अटींमध्ये द्यावी.

ही नोटीस **ॲक्मे फिनट्रेड (इंडिया) लिमिटेड** (कंपनी) कडे उपलब्ध प्रतिभूत मालमत्तेतील हक्क, शीर्षक आणि हित यांच्याबद्दल पूर्वग्रह न ठेवता जारी केली आहे, कार्यवाही सुरू करणे, विविध लागू कायदे आणि त्याखाली नमूद केलेल्या तरतुर्दीनुसार आवश्यक वाटेल त्याप्रमाणे कार्यवाही करण्याकरिता.

स्थावर मालमत्तेचे वर्णन

घर क्र.४६/ए, ग्रामपंचायत ढोणे, ता. अंबरनाथ, ठाणे - ४२१५०३, जमिनीचे क्षेत्रफळ ८ गुंटा, ३ बीएचके बंगल

दिनांक : ०२.०१.२०२५ ठिकाण : मुंबई

ॲक्मे फिनट्रेड (इंडिया) लिमिटेड करिता

IndiaShelter इंडिया शेल्टर फायनान्स कॉर्पोरेशन लि. Home Loans

नॉ**रणीकृत कार्या**ः ६ वा मजला, प्लॉट-१५, सेक्ट-४४, संस्थात्मक क्षेत्र, गुडगाव, हरियाणा-१२२००२. शाखा कार्यालयः प्लॉट क्रमांक १५, पहिला मजला, सनशाईन बिल्डिंग, नाथ प्रांगण सोसायटी, महाराष्ट्र बॅकेच्या बाबुला, शिवाजी नगर रोड, गारखेडा, औरगाबाद, ४३१००५, पी. क्र.२१०, तिरंगा चौक सिर्मेट रोड नंदनवन बुनियन बँक ऑफ इंडियाच्या वर, नागफू - ४४०००९, पहिला मजला, प्लॉट क्र. ५०, शिल्पा सोसायटी, नवीन मनीष नगर, मेडप्लस फार्मसी जवळ, बेलतरोडी रोड, नागफूर - ४४००३७, महाराष्ट्र

सिक्युरीटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फिनान्शियल ॲसेटस् ॲन्ड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट २००२ कलम १३(२) अन्वये सूचना.

येथे सूचना देण्यात येत आहे की, खालील कर्जदार ज्यांनी इंडिया शेंल्टर फायनान्स कॉपेरिशन लिमिटेड (आयरसएफसीएल) कडून कर्ज घेतले आहे त्यांनी आयरसएफसीएल ला त्यांच्या कर्जाचे समतुल्ट मासिक हमें (ईएमआय) भरण्यात अयशस्वी झाले आहे आणि त्यांचे कर्ज खाते राष्ट्रीय गृहनिर्माण बँकेने जारी केलेल्या मार्गदर्शक तत्वांनुसार नॉन-परफॉर्मिंग असेट म्हणून वर्गीकृत करण्यात आले भाहे. कर्जदारांनी आयएसएफसीएल ला स्थावर मालमत्तेची सुरक्षा प्रदान केली आहे, ज्याचे तपशील खाली वर्णन केले आहेत. कर्जाचा तपशील आणि तारखेनुसार कर्जदारांनी आयएसएफसीएल ला देय असलेली थकबाकी आणि देय रक्कम देखील येथे खाली दर्शविली आहे. कर्जदारांना तसेच सर्वसामान्य जनतेला याद्वारे सृचित करण्यात येते की, आयएसएफसीएल चे अधिकृत अधिकारी म्हणू-अधोस्वाक्षरीदार, प्रतिभूत धनकोने सिक्युरीटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फिनान्शियल ॲसेटस् ॲन्ड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटोस्ट ॲक्ट २००२ अंतर्गत खालील कर्जदारांवर कारवाई सुरू केली आहे आणि खाली नमूदे केलेल्या या कायद्याच्या तपशिलाखाली सूचना जारी केली. जर खालील कर्जदार त्यांच्या नावावर सूचित केलेल्या थकबाकीची परतफेड नोटीसच्या ६० (साठ) दिवसांत करू शकले नाहीत. तर अधोस्वाक्षरीदार सरफायसी कायद्याच्या कलम १ उच्या उप-कलम (४) अंतर्गत प्रतिभत ऋणकोला प्रदान केलेल्या कोणत्याही एक किंवा अधिक अधिकारांचा वापर करतील. ज्यामध्ये

Ш	ता	ताब्यात घेण्याच्या अधिकारांचा समावेश आहे आणि तो विकण्याचा अधिकार आहे. सर्वसाधारणपणे जनतेला येथे खाली वर्णन केलेल्या मालमतेशी व्यवहार न करण्याचा सल्ला दिला जातो.				
	अ क्र.	कर्जदार/जामीनदार/कायदेशीर वारस/ कायदेशीर प्रतिनिधीचे नाव, कर्ज खाते क्र.	एनपीए दिनांक/ मागणी सूचना	मागणी सूचना दिनांक आणि रक्कम	प्रतिभूत मालमत्तेचे वर्णन (स्थावर मालमत्ता)	
	१	श्री./श्रीमती आशा डेकारे, श्री./श्रीमती मनोहर डेकारे, श्री./श्रीमती विवंगत सचिन मनोहर डेकारे यांचे कावसेशारे त्यास, श्री./श्रीमती अतुल डेकारे, परक्र.१२२४, तंडापेठ नागपूर - ४४००४७ महाराष्ट्र, कर्ज आयडी;- एचएल२१००००७५५/एपी-०५०१०५०	1	ति.१७.१२.२०२४ रोजी देय रक्कम रू.८,११,४२४/- (रुग्येआठलाख अक्स्रा हजार चारशे चोवीस फक्त) तसेच दि.१८.१२.२०२४पासूम एकवितव्याज आणि इतर शुल्क आणि देयच्या तारखेपर्यंतचा खर्च.	मौजा - भरतवाडा, पो ह क्र.१७, ख.क्र.२०/१ आणि २०/ १ के, भूखंड क्र. ६, शिट क्रमांक १५, सिटी सब्हें क्रमांक ३९, तहसील व जिल्हा नागपूर येथील सर्व भाग व खंड आणि चतुसिमा:- पूर्व - प्लॉट क्र. ७, पश्चिम - प्लॉट क्र. ५, उत्तर - भूखंड क्र. १५ आणि १६, दक्षिण - रस्ता	
	२	श्री./श्रीमती मीना महातो, श्री./श्रीमती मधु महातो, श्री./ श्रीमती दिवंगत किशोर महातो यांचे कायवेदग्रीर वास्त, श्री./ श्रीमती रीना महातो, प्लॉटऊ ५३ ५४, न्यु अशोक नगर, नारी रोह समता नगर उप्पत्वाडी, हुनुमान मंदिर समा शाळेजवळ - ४४००२६ नागपूर-३ कर्ज आयडी;- एलए४४ सीएलएलऑएनएस०००००५०४७०२६/एगी-१०१०४४००		दि.१७.१२.२०२४ रोजी देय रक्कम रू.१०,१४,२६५/- (रुप्येदहा लाख चौदा हजार दोनशे पासष्ट फक्त) तसेच दि.१८.१२.२०२४ पास्नु एकत्रित व्याज आणि इतर शुल्क आणि देयच्या तारखेपर्यंतचा खर्च.	प्लॉटक्र. १५३ आणि १५४, ख.क्र. ७८/३, सीटीएसक्र. १५१ शिट क्र. १४५/८३, ९३६/८८, मोजमाप क्षेत्र ११६.१२ ची.मी. (१२५० ची.फू.) मोजा नारा ता.जि. नागपूर मोजा नाता ता जनागपूर नाराष्ट्र मुहाराष्ट्र येथील सर्व भाग व खंड आणि चतुसिमा:- पूर्व - प्लॉटक्र. १५५, पश्चिम - प्लॉटक्र. १५२, उत्तर रस्ता, दक्षिण - खुली जमीन	
	ş	श्री./श्रीमती वैशाली अभंगे, श्री./श्रीमती दिवंगत हरी अभंगे यांचे काबदेशीर वारस, प्लॉट क्र.२९०, दिवटे छाया बिल्डिंग जवळ, पाचपोली लाल बहादूर शास्त्री उड्डान जवळ,	1 1	क 3 30 २४५/- (रुपये तीन लाख तीम	नगरपालिकेचे घर क्र. २९०, मौजा - नागपूर, सर्व्हे क्र. १५/ २१, वॉर्ड क्र. ५०, विभाग क्र.४, पाचपोली, ता.आणि जिल्हा - नागपूर, नागपूर, येथील सर्व भाग व खंड आणि चतुसिमा :-	

रू., २५, २६४/ - (७५४ तान लाख तास । ४८, २५, २५, २५, २५, २५) त्यभाग क्र. १, पाचपाला, ता.आणा जिल्हे ह्वार दोनशे पंचेचाळीस फक्त) तसेच दि.१८.१२.२०१४पास्म्एक्कीतव्याव आणि इतर शुल्क आणि देयच्या तारखेपर्यंतचा खर्च. नगरमालिकेचे घर क्र.३९०, मोजमाप क्षेत्र ५४२ चौ.फू. सीएचएलओएनएस०००००५०४५६८९/एपी-१०१००८६१ (५०.४१६ चौ.मी.) मौजा - नागपूर, सर्व्हे क्र. १५/२१, वॉर्ड क्र. ५०, विभाग क्र.४, पाचपोली, ता.आणि जिल्हा - नागपूर, नागपूर येथील सर्व भाग व खंड आणि चतुसिमा :- पूर्व मोग्या कोष्टी यांचे घर, पश्चिम - गल्ली आणि गोविंदराव अभांगे यांचे घर, उत्तर - गोविंदराव अभांगे यांची जागा, दक्षिण - मोकळी जागा.

श्री./श्रीमती निर्मला छगनलाल काकडे, श्री./श्रीमती है. १०.१२.२०२४ तेजी देय रककम कुगनलाल तक्ष्मण काकडे, प्लॉट क. ६७२, संकटर क. ५, महादेव मंदिराजवळ, नारेगाव- ४३१००१ औरगावाद-१ कर्ज अगडडी; एलए४ ३टीएलएलऔएमएस ००००५००८८५० पुरस्ति है. १८.१२.२०२४ सोळा फक्त) तसेच तेराया है. १८.१२.२०२४ सोळा फक्त) तसेच दि.१८.१२.२०२४ मामन एकत्रित व्याव ति. १८.१२.२०२४ पासून एकत्रित व्याज अणि इतर शुल्क आणि देयच्या तारखेपर्यंत्तचाखर्च. आणि एलए४३ईसीएलओएनएस ००००५०३१ ९३२ आणि तीएलए१०००००१८४/एपी-१००१८९९२ आणि एपी-००६२३५० आणि एपी-०४८५३३८

दक्षिण - रस्ता. नगरपालिकेचे घर क्र.३९०, मोजमाप क्षेत्र ५४२ चौ. फू. (५०.४६ चौ.मी.) मौजा - नागपूर, सर्व्हे क्र. १५/२१, बॉर्ड क्र. ५०, विभाग क्र.४, पाचपोली, ता.आणि जि.नागपूर, नागपूर येथील सर्व भाग व खंड आणि चतुसिमा :- पूर्व - मोग्या कोष्टी यांचे घर, पश्चिम - गल्ली आणि गोविंदराव अभागे यांचे घर, उत्तर - गोविंदराव अभागे यांची जागा, दक्षिण - मोकळी जागा.

(प्राधिकृत अधिकारी) इंडिया शेल्टर फायनान्स कॉर्पोरेशन लि.. ठिकाण: महाराष्ट्र दिनांकः ०७.०१.२०२५



नागपूर - ४४०००२ नागपूर -२, **कर्ज आयडी;-** एचएल४४

दि डेक्कन मर्चन्टस् को-ऑप. बॅंक लि.

मुख्य कार्यालय : २१७, राजा राममोहन रॉय रोड, गिरगाव, मुंबई - ४०० ००४. दूरध्वनी क. ०२२-२३८९१२३३ ई मेल - legal@deccanbank.com वेबसाईट - www.deccanbank.com

स्थावर मिळकतीच्या विक्रीकरीता लिलाव विक्री सूचना

सिक्युरिटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् ॲन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ सहवाचत सिवयुरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ (६) तरतुदीन्वये स्थावर मालमत्तेच्या विक्रीकरिता लिलाव विक्री सूचना. सर्वसामान्य जनता आणि विशेषतः कर्जदार आणि जामीनदार यांना याद्वारे सूचना देण्यात येते की, खालील वर्णिलेली स्थावर मिळकत ही तारण धनकोंकडे गहाण/प्रभारित आहेत जिचा प्रत्यक्ष कब्जा दि डेक्कन मर्चेट्स को-ऑप. बँक लि., मुंबई, तारण धनकोंच्या प्राधिकृत अधिका-यांनी घेतला आहे. त्याखालील विनिर्देशानुसार संबंधित कर्जदार आणि जामीनदारांकडून दि डेक्कन मर्चंट्स को-ऑप. बँक लि मुंबई (तारण धनको) ला थकीत संबंधित रकमेच्या वसुलीसाठी **१४.०२.२०२५ रोजी सकाळी ११.३० वा.** दरम्यान "जे आहे जेथे आहे' "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्वाने विकण्यात येणार आहे. इच्छुक खरेदीदारांनी आपली टेक्नीकल बीड व फायनान्शियल बीड दोन वेगवेगळ्या पाकीटात द्यावीत. ही दोन्ही पाकीटे एकत्रित एका पाकिटात घालून मोहोरबंद लिफाप-यातील देकार, बँकेच्या मुख्य कार्यालयात **दि.१३-०२-२०२५** रोजी किंवा त्यापुर्वी कामकाजाच्या दिवशी **सकाळी १०.३० ते साय. ५.०० वा.** वेळेत दाखल

कर्जदार/ हमीदाराचे नाव	स्थावर मिळकतीचे वर्णन	राखीव किंमत	इसारा अनामत रक्कम	मालमत्ता पाहण्याची तारीख व वेळ
मे. मल्टी	गाळा नं ७, दुसरा मजला, विजय विलास कॉम्पलेक्स,	₹.	₹.	१६.०१.२०२५ व
प्रोडक्ट्स इंडीया	बी विंग, प्लॉट नं ३७, सेक्टर नं. १९ सी वाशी,	४०,०२,८१०/-	६,००,४२२/-	२३.०१.२०२५
मालक -	नवी मुंबई.			सकाळी ११.३० ते
श्री. जंगबहादुर	एकुण क्षेत्रफळ :- ३८९ चौ.फूट बांधीव +			दुपारी ०१.००
दिवानचंद उप्पल	टेरेस १९४ चौ.फूट बांधीव			वाजेपर्यंत
	मालकः श्री. जंगबहादुर दिवानचंद उप्पल			
	गाळा नं ९, दुसरा मजला, विजय विलास कॉम्पलेक्स,	₹.	₹.	१६.०१.२०२५ व
	बी विंग, प्लॉट नं ३७, सेक्टर नं.१९ सी, वाशी , नवी	२७,४८,९००/-	४,१२,३३५/-	२३.०१.२०२५
	मुंबई.			सकाळी ११.३० ते
	एकूण क्षेत्रफळ :- ३७४ चौ. फूट बांधीव			दुपारी ०१.००
	मालक :- श्री. जंगबहादुर दिवानचंद उप्पल			वाजेपर्यंत

१) निविदा अर्ज बँकेच्या मुख्यालयात रुपये ३,०००/- (विना परतावा) भरणा करून **दि.१३.०२.२०२५** पर्यंत उपलब्ध आहेत. इसारा रक्कम ही दि डेक्कन मर्चेट्स को-ऑप. बँक लि. च्या नावाने मुंबई येथे देय असलेल्या डिमांड ड्राप-ट किंवा RTGS/NEFT च्या रुपाने जमा करताना आपल्या ऑफर सोबत जमा करणे. जर इच्छूकदार सदर लिलावात यशस्वी झाला नाही तर सदर रक्कम विनाव्याजासह परत के ली जाईल

२) आलेल्या निविदा दि डेक्कन मर्चंद्स को-ऑप. बँक लि., मुंबईच्या **मुख्य कार्यालयात २१७, राजा राममोहन रॉय रोड, गिरगाव, मुंबई** र्थ येथे दि १४.०२.२०२५ **रोजी सकाळी ११.३० वाजता** उधडण्यात येतील इक्छकदार निविदा उधडल्यानंतर आपली ऑफर रक्क वाढवू शकतात. इच्छूकदार हे स्वतः उपस्थित असले पाहीजेत. यशस्वी इच्छूकदार यांनी खरेदी रकमेच्या **२५ टक्के रक्कम (१५ टक्के इसारा रक्कम पकडून**) लगेच बँकेत भरणा केली पाहीजे. उर्वरीत **७५ टक्के रक्कम** ही बँकेचे ऑफर पत्र मिळालेपासून १५ दिवसांचे आत भरणा केली पाहीजे.

अन्यथा इच्छूक खरेदीदाराने भरलेली पूर्ण रक्कम ही कोणतेही कारण न देता बँक खाती जमा केली जाईल. सदर मालमत्तेवर असलेली थकीत देणी ही इच्छूक खरेदीदारांनी खात्री करून घेणे व त्यांनी भरावयाची आहेत. इच्छूक खरेदीदार सदर मालमत्तेची पहाणी वरील नमूद तारीख व वेळेसे करु शकतात. बँकेने कोणत्याही एजंटची नेमणूक केलेली नाही. चौंकशी तसेच खरेदी संबंधी अटी व नियमांची माहिती खाली सही करणार यांचेकडे मिळेल. बँकेला कोणतीही निविदा किंवा सर्व निविद

कोणतेही कारण न देता नाकारण्याचा अधिकार आहे. सरफेसी कायदा २००२ अंतर्गत कर्जदार/जामीनदार यांना सूचना आपण वरील रक्कम ही लिलावापूर्वी भरावी. अन्यथा सदर मालमत्तेची

इत्यादी असल्यास त्यांनी सदर सूचना प्रकाशनापासून विक्री करणेत येईल व काही रक्कम येणे असल्यास ती आपणाकडून व्याज व खर्चासोबत वसूल केली जाईल. दिनांक: ०(१-०१-२०२५ सही/-स्वाक्षरीकर्ताकडे कळवावे. अन्यथा माझे अशील

प्राधिकूत अधिकारी ठिकाण : मुंबई

दि डेक्कन मर्चन्ट्स् को-ऑप. बँक लि.



SHRIRAM City

श्रीराम फायनान्स लिमिटेड

(पर्वीची श्रीराम सिटी यनियन फायनान्स लिमिटेड) **नोंदणीकृत कार्यालय:** १४ए, श्री टॉवर्स, साऊथ फेझ, इंडस्ट्रीयल इस्टेट, गुंदी, चेन्नई-६०००३२. शाखा कार्यालय: सॉलिटेअर पार्क, इमारत क्र.१०, १०६२, ६वा मजला, गुरु हरगोविंदजी मार्ग, चकाला, अंधेरी (पुर्व), मुंबई-४०००९३. वेबसाईट: www.shriramcity.in

मागणी सूचना

हे कळविण्यात येते की, श्रीराम सिटी युनियन फायनान्स लिमिटेडचे एनसीएलटी, चेन्नईच्या आदेशानुसार श्रीराम ट्रान्सपोर्ट फायनान्स लिमिटेडमध्ये एकत्रीकरण करण्यात आले आहे. त्यानंतर श्रीराम ट्रान्सपोर्ट फायनान्स लिमिटेडचे नाव बदलून श्रीराम फायनान्स लिमिटेड असे ३०.११.२०२२ पासून ३०.११.२०२२ रोजी नाव बदलण्याच्या अनुषंगाने इन्कॉर्पोरेशन प्रमाणपत्राद्वारे करण्यात आले.

ज्याअर्थी खाली नमुद कर्जदार/सहजर्कदार/जामिनदार यांनी **श्रीराम फायनान्स लिमिटेड**कडून वित्तीय सहाय्यता घेतली आहे. आम्ही नमुद करीत आहोत की, वित्तीय सहाय्यता घेतल्यानंतरही कर्जदार/जामिनदारांनी देय तारखेनुसार व्याज आणि मुद्दल रक्कम जमा करण्यात कसूर केलेली आहे. भारतीय रिझर्व्ह बँकेद्वारा वितरीत निर्देशन/मार्गदर्शनानुसार सदर खाते नॉन-परफॉर्मिंग ॲसेटसमध्ये वर्गीकृत करण्यात आले आहे. श्रीराम सिटी युनियन फायनान्स लिमिटेडच्या प्राधिकृत अधिकारीनुसार सिक्य्रीटायझेशन ॲंन्ड रिकन्स्ट्रक्शन ऑफ फिनान्शियल ॲसेटर्स् ॲन्ड एनफोर्समेन्ट ऑफ सिक्य्रिटी इंटरेस्ट ॲक्ट २००२ अन्वये आणि सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ३ सहवाचिता कलम १३(२) अन्वये प्राप्त अधिकाराअंतर्गत सरफायसी कायदा २००२ च्या कलम १३(२) अन्वये खाली नमुद तारखांना मागणी सूचना वितरीत करण्यात आली होती आणि त्यानुसार सदर सूचना प्राप्ती तारखेपासून ६० दिवसांच्या आत रक्कम पूर्णपणे जमा होईपर्यंत प्रासंगिक खर्च, शुल्क इत्यादी आणि सदर सूचनेत नमुद रकमेवरील करारदराने पुढील व्याजासह एकत्रित सूचनेत नमुद रक्कम जमा करण्याबाबत खालील कर्जदार/जामिनदार/तारणकर्ता यांना कळविण्यात आले होते.

सदर सूचना त्यांच्या अंतिम ज्ञात पत्त्यावर पाठविण्यात आली होती ती ना-पोहोच होता पुन्हा प्राप्त झाली आणि म्हणून त्यांना याबाबत सदर जाहीर सूचनेद्वारे सुचित करण्यात येत आहे.

कर्जदारांचे लक्षा वेधण्यात येत आहे की, प्रतिभूत मालमत्ता सोडवून घेण्यासाठी उपलब्ध वेळेसंदर्भात कायद्याच्या कलम १३ चे उपकलम (८) ची तरतूद आहे.

कर्जदार व सह-कर्जदारांचे नाव	थकबाकी रक्कम	प्रतिभूत मालमत्तेचा पत्ता
मुरुगेश पेरुमल	सदर कायद्याच्या कलम १३(२)	रो हाऊस क्र.३, मेझनीन
रो हाऊस क्र.३, कॅस्टल पॅराडाईज धुरी कॉम्प्लेक्स, ओम	अन्वये तरतुदीप्रमाणे अनुसूची २	मजला समाविष्ट तळ एकूण
नगर, अंबाडी रोड, वसई पश्चिम, बेस्सिन रोड, बेस्सिन-	मध्ये दिलेल्या गणनेनुसार,	क्षेत्रफळ १४४१ चौ.फु.
४०१२०२.	आमच्याकडे १६.१२.२०२४	बिल्टअप क्षेत्र ४६०
जी एम ट्रॅव्हल्स	रोजी देय रक्कम	चौ.फु., मोकळे क्षेत्र,
रो हाऊस क्र.३, कॅस्टल पॅराडाईज धुरी कॉम्प्लेक्स, ओम		कॅस्टल पॅराडाईज
नगर, अंबाडी रोड, वसई पश्चिम, बेस्सिन रोड, बेस्सिन-		कॉम्प्लेकक्स, जमीन
४०१२०२.	आणि शुल्कांनुसार, वर नमूद	एस.क्र.४४, घर क्र.३, गाव
गायत्री मुरुगेश	केलेल्या कर्ज कराराच्या अटी व	दिवाणमान, तालुका वसई,
रो हाऊस क्र.३, कॅस्टल पॅराडाईज धुरी कॉम्प्लेक्स, ओम	शर्तींनुसार	जिल्हा पालघर-४०१२०१
नगर, अंबाडी रोड, वसई पश्चिम, बेस्सिन रोड, बेस्सिन-	कर्ज रक्कम	येथील जागेचे सर्व भाग व
४०१२०२.	₹.१,0५,00,000/-	खंड.
कर्ज करारनामा: सीडीबीडीआरएलपी२२०७०४०००४	4.3,09,00,000/-	
एनपीए दिनांक: ०३.१२.२०२४		

मागणी सूचना दिनांक: १७.१२.२०२४ उपरोक्त परिस्थिती लक्षात घेता वर नमुद कर्जदार, सहकर्जदार आणि/किंवा त्यांचे जामिनदार (जेथे लागू असेल तेथे) यांना येथे सूचना देण्यात येत आहे की, त्यांना सदर सूचना प्रकाशन तारखेपासून ६० दिवसांत वर नमुद केलेली थकबाकी रक्कम तसेच पुढील व्याज व लागू शुल्क व्याज एकूण रक्कम जमा करावी. अन्यथा सिक्युरीटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फिनान्शियल ॲसेटस् ॲन्ड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट २००२ चे कलम १३(४) आणि त्यातील लागू नियमाअंतर्गत कर्जदार व तारणकर्ता यांच्या प्रतिभूत मालमत्तेचा ताबा घेण्यासह प्रतिभूत मालमत्तेच्या विरोधात सदर सूचनेच्या

तारखेपासून ६० दिवसांच्या समाप्तीनंतर पुढील कारवाई केली जाईल. कृपया नोंद असावी की, सदर कायद्याच्या कलम १३(१३) अन्वये कोणत्याही कर्जदारास प्रतिभूत धनकोंच्या लेखी पुर्व परवानगीशिवाय सूचनेत नमुद त्यांची प्रतिभूत मालमत्ता विक्री, भाडेपट्टा किंवा अन्य इतर प्रकारे हस्तांतर करता येणार

दिनांक: ०७.०१.२०२५ ठिकाण: मुंबई

नाही.

सही / - प्राधिकृत अधिकारी श्रीराम फायनान्स लिमिटेड

7 जनवरी, 2025

DETAILED PUBLIC STATEMENT IN TERMS OF REGULATION 3(1) READ WITH REGULATIONS 13(4), 14(3) AND 15(2) AND OTHER APPLICABLE PROVISIONS OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVER) REGULATIONS, 2011, AS AMENDED, TO THE ELIGIBLE PUBLIC SHAREHOLDERS OF

PROZONE REALTY LIMITED

Corporate Identification Number: L45200MH2007PLC174147

Registered Office: Unit-A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle (East), Mumbai 400 099, Maharashtra, India; Contact Number: +91 2268239000/9001; Email Address: investorservice@prozonerealty.com; Website: www.prozonerealty.com

Open Offer for acquisition of upto 3,96,76,750 (Three crore Ninety-Six Lakh Seventy-Six Thousand Seven Hundred Fifty only) fully paid-up equity shares of face value of ₹2.00/- each (Indian Rupees Two) ("Offer Shares") of Prozone Realty Limited ("Target Company" or "TC") representing 26.00% of the Equity and Voting Share Capital (as defined below) from the Public Shareholders (as defined below) of the Target Company by M/s. Apax Trust ("Acquirer") along with persons acting in concert ("PAC") pursuant to and in compliance with Regulation 3(1) read with Regulations 13(4), 14(3) and 15(2) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 as amended from time to time ("Open Offer").

This detailed public statement ("DPS") is being issued by Gretex Corporate Services Limited, ("the Manager to the Offer"), on behalf of the Acquirer, in compliance with Regulations 13(4), 14(3), 15(2) and other applicable provisions of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and subsequent amendments thereto ("SEBI SAST Regulations") pursuant to the public announcement dated December 31, 2024 ("PA" or "Public Announcement") filed with BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") (NSE together with BSE referred to as the "Stock Exchanges"), Securities and Exchange Board of India ("SEBI") & sent to the registered office of the TC in compliance with Regulations 14(1) & 14(2) of the SEBI SAST Regulations.

For the purpose of this DPS, the following terms shall have the meaning assigned to them below:

"Acquirer" means M/s. Apax Trust (acting through its Trustee -- Mr. Nikhil Chaturyedi).

"Equity Shares" means the fully paid-up Equity Shares of the Target Company of the face value of ₹ 2.00/- (Indian

"Identified Date" means the date falling on the 10th (tenth) working day prior to the commencement of the tendering period, for the purpose of determining the Public Shareholders to whom Letter of Offer shall be sent.

"Offer Period" has the same meaning as ascribed to it in the SEBI SAST Regulations.

"Public Shareholders" means all the shareholders of the Target Company who are eligible to tender their Equity Shares in the Open Offer in compliance with the SEBI SAST Regulations, other than: (i) the Acquirer, (ii) Seller, (iii) persons acting in concert with the Acquirer, (iv) the parties to any underlying agreement including persons deemed to be acting in concert with such parties.

"Seller" means Nailsfield Limited.

"Share Purchase Agreement" or "SPA" means the share purchase agreement dated Tuesday, December 31, 2024 whereby 4,39,95,788 (Four Crores Thirty- Nine Lakhs Ninety-Five Thousand Seven Hundred and Eighty-Eight Only) Equity Shares agreed to be acquired by the Acquirer at the price of ₹ 25/- (Rupees Twenty Five only) per Equity Shares Aggregating to ₹ 1,09,98,94,700 (Rupees One Hundred and Nine Crores Ninety-Eight Lakhs Ninety Four Thousand and Seven Hundred only) from the Seller.

"Working Day" means any working day of the SEBI. Terms used but not defined herein shall have the same meaning as ascribed to them in the PA.

- I. ACQUIRERS, SELLER, TARGET COMPANY AND OFFER
- (A) DETAILS OF ACQUIRER AND THE PAC:
- Apax Trust ("Acquirer")
- Name (Current name along with name changes in the past): Apax Trust (acting through its Trustee Mr. Nikhil Chaturvedi). The Acquirer has not changed / altered the name since its establishment.
- Nature of Entity: Apax Trust is a private trust established under the Indian Trusts Act, 1882, having permanent account number AAHTA6012H, and represented by its trustee Mr. Nikhil Chaturvedi, residing at Unit No.8 Premium Towers CHS Lokhandwala Complex, Andheri West, Mumbai-400053, Maharashtra,
- Nature of business: The trust engages in investments across assets, shares, property, and businesses, including trading, manufacturing, real estate, partnerships, and joint ventures. It operates as agents, brokers, or otherwise to manage and grow the trust fund, ensuring flexibility in its commercial activities for its beneficiaries' benefit.
- Address: Unit No.8 Premium Towers CHS Lokhandwala Complex, Andheri West, Mumbai 400053, Maharashtra, India.
- Name of Group to which the Acquirer belongs: The Acquire does not belong to any group.
- Relationship of PAC entity with the acquirer: Mr. Nikhil Chaturvedi, being the PAC is acting in the capacity of Trustee of the Acquirer.
- Name of key shareholders of the entity with clear identification of persons in control/promoters: (1) Mrs. Shital Chaturvedi (2) Ms. Akanksha Chaturvedi, and (3) Ms. Anushka Chaturvedi, are the beneficiaries of the Acquirer (which is a private trust). The beneficiaries are relatives of Mr. Nikhil Chaturvedi who serves as the promoter and managing director of the Target Company.
- If the Acquirer is a listed entity, Stock Exchanges where its shares are listed: Not applicable.
- Disclosures of relationship / interest, if any, of the Acquirer in the Target Company: As on the date of this DPS, the Acquirer does not have any relationship/interest in the Target Company, save and except:

 a) The proposed shareholding to be acquired in the Target Company pursuant to SPA. b) Mr. Nikhil Chaturvedi, who is a person acting in concert ("PAC") to this transaction, being the Promoter of the Company and Trustee of Acquirer, is interested in the Target Company to the extent of his shareholding

Further, the Acquirer does not hold any Equity Shares of the Target Company. However, it has agreed to buy 4,39,95,788 (Four Crores Thirty-Nine Lakhs Ninety- Five Thousand Seven Hundred and Eighty-Eight Only) Equity Shares of the Target Company by way of the SPA.

- The Net Worth as of December 31, 2024, stands at ₹ 296.51 Crores as certified by Mr. Priyansh Valawat (Membership No. 434660), Partner of M/s. Valawat & Associates, Chartered Accountants having office at 701, Lakshchandi Height, Gokuldham, Goregoan (East), Mumbai - 400 063 (Maharashtra), Phone: (M) 9950835928/ 8879520877, Mail: valawatpriyansh1@gmail.com. This certificate dated December 31, 2024, also confirms that the Acquirer has sufficient resources to meet the full obligations of the Offer.
- Mr. Nikhil Chaturvedi ("PAC")
- Name (Current name along with name changes in the past), Age along with the residence of the PAC: Mr. Nikhil Chaturvedi, S/o Mr. Anupendra Chaturvedi, is a 55-year-old resident Indian. He has not changed / altered his name at any point of time during his life.

Further, Mr. Nikhil Chaturvedi carries a valid passport of Republic of India and holds a Permanent Account Number in India. He is the managing director of the Target Company and is a visionary entrepreneur driving the development of premium shopping centers and mixed-use projects across India. With a 15 million sq. ft. land bank and two landmark malls attracting 9+ million visitors annually, he champions excellence and shareholder value creation.

- Address: Unit No. 8, Premium Towers, CHS, Lokhandwala Complex, Andheri (W), Mumbai-400053, Tel. No.: 022-68239000; Email: nikchat69@gmail.com
- Directorship of PAC: Mr. Nikhil Chaturvedi (DIN: 00004983) holds directorships in the following companies as on the date of the DPS:

CIN	Date of Appointment	Designation
L45200MH2007PLC174147	27-02-2012	Managing Director
	Market and the second s	

- 5,000 (Five Thousand) Equity Shares in the Target Company. Further, he holds 1,40,50,955 (One Crore Forty Lakhs Fifty Thousand Nine Hundred and Fifty-Five) Equity Shares in the capacity as Trustee of Nikhil Chaturvedi Family Trust) in the Target Company. Also, as on date of this DPS, Mr. Nikhil Chaturvedi is the promoter and managing director of the Target Company
- Details of the CA providing Net worth Certificate along with the details of the Net worth of the PAC as specified in the certificate: CA Priyansh Valawat (Membership No. 434660), Partner of Valawat & Associates, Chartered Accountants (Firm Registration No. 003623C), having their office located at 701, Lakshchandi Height, Gokuldham, Goregoan (East), Mumbai - 400 063 (Maharashtra), Tel. No. +91 9950835928/ 8879520877 has certified vide certificate dated January 06, 2025 that the net worth of Mr. Nikhii Chaturvedi as of September 30, 2024 is ₹ 10,71,572 (Rupees Ten Lakhs Seventy-One Thousand Five Hundred and Seventy-Two only).

Other undertakings / confirmations by the Acquirer along with PAC:

- The Acquirer along with PAC is not in securities related business and is not registered with SEBI as a 'Market
- The entire Offer Shares proposed to be acquired under this Offer will be acquired by the Acquirer and no other persons / entities propose to participate in the acquisition The Acquirer along with PAC undertake that they will not sell the Equity Shares of the Target Company, if any,
- during the "Offer Period" in terms of Regulation 25(4) of the SEBI SAST Regulations.
- The Acquirer along with PAC have confirmed that they are not prohibited by SEBI from dealing in securities, in terms of direction issued under section 11B of Securities and Exchange Board of India Act. 1992, as amended (the "SEBI Act") or under any other regulation made under the SEBI Act. The Acquirer along with PAC have confirmed that they are not categorized as a 'Wilful Defaulter' in terms of
- Regulation 2(1)(ze) of the SEBI SAST Regulations. They have further confirmed that they are not appearing in the wilful defaulters list of the Reserve Bank of India.
- As on date, the Acquirer along with PAC has confirmed that they are not declared as 'Fugitive Economic Offender' under Section 12 of the Fugitive Economic Offenders Act, 2018. Note: No person other than the person mentioned above, are acting in concert with the Acquirer for the purposes

of this Open Offer. While persons may be deemed to be acting in concert with the Acquirer in terms of Regulation 2(1)(q)(2) of the SEBI (SAST) Regulations ("Deemed PACs"), such Deemed PACs are not acting in concert with the Acquirer for the purposes of this Open Offer, within the meaning of Regulation 2(1)(g)(1) of the SEBI (SAST) Regulations

(B) DETAILS OF SELLER:

The details of the Seller as per the SPA are set out below:

Name of Sellers	Changes	Nature of	Part of	Name of	Details of shares held by the Se		Sellers	
	in the	Entity	Promoter		Pre-Tran	saction	Post Tr	ansaction
	name in the past	Tentestanes	Group (Yes / No)	Exchange in India or abroad where listed (if applicable	Number of Equity Shares	% of fully diluted Equity Share Capital of the Target Company	Number of Equity Shares	% of fully diluted Equity Share Capital of the Target Company
Nailsfield Limited, a company incorporated under the laws of the Republic of Mauritius, having Identification Number 66062 C1/GBL and having its registered office at 6th Floor, Two Tribeca, Tribeca Central, Trianon, 72261, Mauritius	No change in name	Body Corporate		No	4,39,95,788 Equity Shares		Nil	Nil
			Total		4,39,95,788 Equity Shares	28.83 %	Nil	Nil

- Name of the group to which seller belongs to: The Seller belongs to the group of Intu Properties Pic, UK.
 - In terms of the SPA, the Seller has agreed to sell 28,83% shareholding to the Acquirer. Post completion of the Open Offer, the Seller ceases to be a shareholder of the Target Company.
- The Seller has not been prohibited by SEBI from dealing in securities in terms of direction issued under Section 11B of the SEBI Act, or under any of the regulations made under the SEBI Act.

(C) DETAILS OF TARGET COMPANY - Prozone Realty Limited ("PRL")

- The Target Company was originally incorporated on September 14, 2007 as a Private Limited Company in the name and style of "Castle Mall Private Limited" under the provisions of the Companies Act, 1956 with the Registrar of Companies, Mumbai. Subsequently, the Target Company was converted from a Private Limited Company to Public Limited Company and the name was changed to "Castle Mall Limited" and a fresh Certificate of Incorporation consequent to conversion was issued on October 05, 2011 by the Registrar of Companies, Mumbai. Thereafter, the name was changed to Prozone Intu Properties Limited and a fresh Certificate of Incorporation was issued on July 24, 2014 by the Registrar of Companies, Mumbai. Further, the name of the Company was changed to Prozone Realty Limited and a fresh Certificate of Incorporation was issued on May 25, 2023 by the Registrar of Companies, Mumbai. The Corporate Identification Number of the Target Company is L45200MH2007PLC174147.
- The registered office of the Target Company is presently situated at Unit- A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle, Airport Mumbai, Maharashtra, India 400099, Contact Number: +91 2268239000/9001; Email Address: investorservice@prozonerealty.com; Website: www.prozonerealty.com
- The Target Company is engaged in the business of developers, constructors, lease of all types of mall, mall management and to develop land, building, immovable properties, real estates by constructing, restructuring, altering, improving, decorating, furnishing and maintaining offices, ware-houses, shops, super markets, hyper markets, food courts, restaurants, banqueting, business centres, theatres, entertainment centres, amusements, games, parking facilities require for mall development and to run, maintain and manage the same businesses in India and abroad.
- As on date of this DPS, the authorized share capital of the Company is ₹ 40,05,00,000 (India Rupees Forty Crores Five Lakhs only) divided into 20.02,50,000 (Twenty Crores Two Lakh Fifty Thousand) Equity Shares having face value of ₹ 2 (Indian Rupees Two only), and the total issued and paid-up share capital of the Company is ₹ 30,52,05,766 (Indian Rupees Thirty Crores Fifty-Two Lakhs Five Thousand Seven Hundred and Sixty-Six only) divided into of 15,26,02,883 (Fifteen Crore Twenty-Six Lakhs Two Thousand Eight Hundred and Eighty Three) Equity Shares of ₹2 (Indian Rupees Two only).
- Target Company has established its connectivity with both the National Securities Depository Limited and Central Depository Services (India) Limited under the ISIN INE 195NO1013.
- The entire issued, subscribed, paid up and voting equity capital of the Target Company is listed at BSE and NSE under Scrip Code of 534675 on BSE and PROZONER on NSE with effect from September 12, 2012.
- The Equity Shares of the Target Company are frequently traded on BSE and NSE (within the meaning of definition of "frequently traded shares" under Regulation 2(1)(j) of the SEBI SAST Regulations). As of the date of this DPS, (i) there are no partly paid up Equity Shares; or (ii) it has not issued any convertible
- securities; (iii) it has not issued any warrants; (iv) there are no locked-in Equity Shares of the Target Company; and (v) there are no shares against which depository receipts have been issued. The present Board of Directors and KMP of Target Company are as follows:

Sr. No.	Name of Director	DIN	Designation			
1.	Mr. Nikhil Chaturvedi	00004983	Managing Director			
2.	Mr. Salil Anupendra Chaturvedi	00004768	Non-Executive Director			
3.	Mr. Bipin Gurnani	07966971	Whole time Director and CEO			
4.	Mr. Umesh Kumar	01733695	Non-Executive Independent Director			
5.	Mrs, Deepa Misra Harris	00064912	Non-Executive Independent Director			
6.	Mrs. Dipa Hetal Hakani	07155347	Non-Executive Independent Director			
7.	Mr. Anurag Garg	28	Chief Financial Officer			
8.	Mr. Ajayendra Pratap Jain	3:	Company Secretary and Chief Compliance Officer			

The key financial information of the Target Company based on the latest audited consolidated financial statements which has been audited by the Target Company's erstwhile Statutory Auditors, M/s. BSR & Co. LLP, Chartered Accountants, for the financial year ended March 31, 2022 and by the Target Company's Statutory Auditors, M/s M S K A & Associates, Chartered Accountants, for the financial year ended March 31, 2023 and 2024, and the latest unaudited consolidated financial results for the 6 months period ended September 30, 2024 are as follows:

(₹ in Lakhs except EPS)

Particulars	Unaudited and Limited Reviewed Consolidated Financial Results for	Audited Consolidated Financial Statements for the financial year ended March 31			
=	half- year ended September 30, 2024*	2024	2023	2022	
Total Revenue from operations	249.98	18,451.27	17,317.27	9,337.69	
Profit After Tax (PAT) including Other Comprehensive Income	137.72	285.25	3,832.33	(148.39)	
Earnings Per Share (₹)	0.09	0.30	1.66	(0.23)	
Net worth / Shareholder's Fund	76,531.10	50,943.43	51,195.99	48,220.45	

1) Key Financial information for the half-yearly ended September 30, 2024 has been extracted from the Company's unaudited financial results as submitted to the Stock Exchanges.

2) Extracted from the annual report for the financial year ended March 31, 2024.

 Extracted from the annual report for the financial year ended March 31, 2023. 4) Extracted from the annual report for the financial year ended March 31, 2022.

(D) DETAILS OF THE OFFER

- This Open Offer is a mandatory offer in compliance with Regulations 3(1) and other applicable provisions of the SEBI SAST Regulations pursuant to the execution of the Share Purchase Agreement for substantial acquisition of shares / voting rights of the Target Company.
- The Acquirer has made this Open Offer to the Public Shareholders as on the Identified Date i.e. Thursday February 06, 2024 to acquire up to 3,96,76,750 (Three crore Ninety-Six Lakh Seventy-Six Thousand Seven Hundred Fifty only) fully paid-up equity shares of face value of ₹ 2.00/- each (Indian Rupees Two) constituting 26.00% of the Equity and Voting Share Capital of the Target Company ("Offer Size") at a price of ₹ 25/- (Indian Rupees Twenty-Five Only) per Equity Share ("Offer Price") aggregating to ₹ 99,19,18,750 /-(Indian Rupees Ninety- Nine Crores Nineteen Lakhs Eighteen Thousand Seven Hundred and Fifty Only) (assuming full acceptance) ("Maximum Consideration"), payable in cash, in accordance with the provisions of Regulation 9(1)(a) of SEBI SAST Regulations, subject to terms and conditions set out in the DPS and the Letter of Offer ("LoF / Letter of Offer").
- To the best of knowledge and belief of the Acquirers, as on the date of this DPS, there are no other statutory approvals required for this Open Offer. However, if any other statutory approvals are required prior to completion of this Open Offer, this Open Offer would be subject to the receipt of such other statutory approvals that may become applicable later.
- This Offer is not a conditional Offer and not subject to any minimum level of acceptance in terms of Regulation 19(1) of SEBI SAST Regulations and is not a competitive bid in terms of Regulation 20 of the SEBI SAST Regulations, Also, there is no differential pricing in this Offer as all the Equity Shares of the Target Company are fully paid-up.
- This Offer is not pursuant to any global acquisition resulting in an indirect acquisition of Equity Shares of the
- The Manager to the Offer, Gretex Corporate Services Limited does not hold any Equity Shares in the Target Company as on the date of the PA and this DPS. The Manager to the Offer further declares and undertakes that they will not deal on their own account in the Equity Shares of the Target Company during the period commencing from the date of their appointment as Manager to the Offer till the expiry of 15 days from the closure of the Tendering Period.
- In terms of Regulation 23 of the SEBI SAST Regulations, in the event, for reasons outside the reasonable control of the Acquirer, the approvals specified in this DPS as set out in Part VI (Statutory and Other Approvals) below or those which become applicable prior to completion of the Open Offer are not received, then the Acquirer shall have the right to withdraw the Open Offer. In the event of such a withdrawal of the Open Offer, the Acquirer (through the Manager) shall, within 2 Working Days of such withdrawal, make an announcement of such withdrawal stating the grounds for the withdrawal in accordance with Regulation 23(2) of the SEBI SAST Regulations.
- The Acquirer have neither acquired nor been allotted any Equity Shares during the 52 weeks period prior to the date of PA. The Acquirer does not intend to delist the Target Company pursuant to this Open Offer.
- The Equity Shares of the Target Company will be acquired by the Acquirer as fully paid up, free from all liens, charges and encumbrances and together with the rights attached thereto and as mentioned in the articles of association of the Company, including all rights to dividend, bonus and rights offer declared thereof, and the Public Shareholders tendering their Equity Shares in this Open Offer shall have obtained all necessary consents required by them to sell the Equity Shares on the foregoing basis.
- (E) As on the date of the DPS, the Acquirer does not have any plans to alienate any significant assets of the Target Company whether by way of sale, lease, encumbrance or otherwise for a period of two years except in the ordinary course of business of the Target Company. Target Company's future policy for disposal of its assets, if any, for two years from the completion of Open Offer will be decided by its Board of Directors, subject to the applicable provisions of the law and subject to the approval of the shareholders through special resolution passed by way of postal ballot in terms of Regulation 25(2) of the SEBI SAST Regulations.
- (F) As per Regulation 38 of SEBI LODR Regulations, read with Rule 19A of the Securities Contract (Regulation) Rules, 1957 ("SCRR"), the Target Company is required to maintain at least 25% public shareholding (i.e. shares of the Target Company held by the public as determined in accordance with the SCRR), on a continuous basis for listing. Pursuant to the SPA and Open Offer (assuming full acceptance), the public shareholding in the Target Company will fall below 25% of Equity and Voting Share Capital, the Acquirer will ensure compliance with the minimum public shareholding requirements under Regulation 7(4) of SEBI SAST Regulations read with Rule 19A of SCRR in such manner and timelines prescribed under applicable law.
- BACKGROUND TO THE OFFER
- (A) The Acquirer has entered into the SPA, pursuant to which the Acquirer has agreed to purchase 4,39,95,788 (Four Crores Thirty-Nine Lakhs Ninety-Five Thousand Seven Hundred and Eighty-Eight Only) Equity Shares ("Sale Shares") of the Target Company, representing 28.83% of the share capital of the Target Company from the Seller. The sale of the Sale Shares under the SPA is proposed to be executed at the price of ₹ 25 (Rupees Twenty-Five) per Sale Share, subject to the terms and conditions as set out in the SPA.
- (B) The acquisition of Sale Shares will be undertaken through an off-market transfer.
- (C) The obligation of the Acquirer to purchase the Sale Shares is conditional upon fulfilment of the following conditions precedents as set out hereunder:
- The Seller shall have delivered to the Acquirer a certificate / report certified by an independent chartered accountant, which can be relied upon by the Acquirer (along with a reliance letter), in a form and manner to the satisfaction of the Acquirer confirming that there are no Tax Proceedings against the Seller, including Proceedings referred to in Section 281 of the income Tax Act, 1961 ("IT Act") that can adversely affect the

- sale of the sale shares owned by the seller or render the transaction as void and/or affect the clear and marketable title of the Acquirer to the sale shares acquired by the Acquirer for the Seller;
- The Seller shall obtain a withholding tax statement in the manner as required under the SPA;
- The Acquirer shall have provided to the Seller with the firm commitment letter, within the timelines and as required under the SPA.
- Each of the respective representations and warranties given by the Acquirer and Seller under the SPA being true and accurate in all respects and not misleading in each case as of the execution date and continuing as of the closing date of the SPA.
- Seller shall provide all such executed documents and information as are required to be provided by the Seller to enable the Acquirer to file Form FC-TRS in respect of the Sale Shares, along with the duly completed supporting documents to Form FC-TRS and such other documents as are required by the Acquirer and / or authorised dealer bank:
- The Acquirer shall have paid the adequate stamp duty for the consummation of the transaction under the SPA and shall pay for transfer of the Sale Shares as contemplated in the SPA;
- The Acquirer shall obtain a valuation report in respect of pricing of the Sale Shares in accordance with the provisions of the Foreign Exchange Management (Non-debt Instruments) Rules, 2019 and the IT Act.
- The Acquirer shall have provided the "source of funds" declaration in respect of discharge of the sale amount (as defined in the SPA), in the format shared by the Seller.

The SPA may be terminated by: (a) mutual agreement between the Acquirer and the Seller, recorded in writing; (b) the Seller, if any of the Conditions Precedent (as defined under the SPA) for which the Acquirer is responsible, is not fulfilled within the timelines set out under the SPA; (c) by the Acquirer, upon issue of any order or direction or ruling or circular or notification or similar document by any Governmental Authority (as defined under the SPA) restricting in any manner the completion of the Transaction (as defined under the SPA) or the Offer; (d) by the Acquirer, if any of the Conditions Precedent (as defined under the SPA) for which the Seller is responsible, is not fulfilled on or prior to the expiry of the Offer Period; or (e) by the Acquirer, in the case of non-compliance by the Seller, or the Seller, in the case of non-compliance by the Acquirer, of their respective closing obligations as set out in Schedule 4 of the SPA.

- (D) The consideration for the Equity Shares accepted under the Open Offer payable to the respective shareholders shall be paid in cash.
- (E) At on the date of the DPS, the Acquirer intends to continue the existing line of business of the Target Company and does not have any plans to make major changes to the existing line of business of the Target Company except in the ordinary course of business or may also diversify into other businesses with prior consent of the shareholders and in accordance with the provisions of Companies Act, 2013, memorandum and articles of association of the Target Company and other applicable laws.

SHAREHOLDING AND ACQUISITION DETAILS

The current and proposed shareholding of the Acquirer in Target Company and the details of their acquisition are as follows:

	Acquirer		PAC#		Total	
Particulars	No. of Shares	% of Equity Shares	No. of Shares	% of Equity Shares	No. of Shares	% of Equity Shares
Shareholding before PA i.e. 31st December, 2024	NII	Nil	1,40,55,955**	9.21	1,40,55,955	9.21
Shareholding proposed to be acquired through SPA dated 31st December, 2024	4,39,95,788	28.83	Nit	Nil	4,39,95,788	28.83
Shares acquired between the PA date and the DPS date	Nil	Nil	Nil	Nil	Nil	Nil
Shares to be acquired in the open offer (assuming full acceptance)*	3,96,76,750	26.00	Nil	Nil	3,96,76,750	26.00
Post Offer Shareholding (assuming full acceptance, as on 10th working day after closing of tendering period)	8,36,72,538	54.83	1,40,55,955**	9.21	9,77,28,493	64.04

quantity or ratio of acquisition of equity shares amongst themselves based on actual shares tendered in the Open

**Includes direct holding of Mr. Nikhii Chaturvedi for 5,000 (Five Thousand) Equity Shares and indirect holding for 1,40,50,955 (One Crore Forty Lakhs Fifty Thousand Nine Hundred and Fifty-Five only) Equity Shares in the capacity as Trustee of Nikhii Chaturvedi Family Trust.

No person, other than the person mentioned above, is acting in concert with the Acquirer for the purposes of this Open Offer. While persons may be deemed to be acting in concert with the Acquirer in terms of Regulation. 2(1)(q)(2) of the SEBI SAST Regulations ("Deemed PACs"), such Deemed PACs are not acting in concert with the Acquirer for the purposes of this Open Offer, within the meaning of Regulation 2(1)(q) of the SEBI SAST Regulations.

IV. OFFER PRICE

- (A) The Equity Shares of the Target Company are listed on BSE and NSE, under scrip code "534675" and symbol "PROZONER" respectively.
- (B) The annualized trading turnover in the Equity Shares of the Target Company on BSE and NSE based on trading volume during the 12 (twelve) calendar months prior to the month of Public Announcement (December 2023) to November 2024) is as given below:

Name of the Stock Exchange	Total number of Equity Shares traded during the 12 (Twelve) calendar months prior to the month of PA	Total Number of Listed Shares	Annualized Trading Turnover (in terms of % to Total Listed Shares)	
BSE	3,06,32,573	15,26,02,883	20.07%	
NSE	24,82,13,514	15,26,02,883	162.65%	

- (C) Based on the information available on the website of BSE and NSE, the Equity Shares of the Target Company are frequently traded on BSE and NSE (within the meaning of Regulation 2(1)(j) of the SEBI SAST
- (D) The Offer Price has been determined considering the parameters in terms of Regulation 8(2) of the SEBI SAST Regulations, being the highest of

Sr. No.	Particulars	Price
a)	The highest negotiated price per Equity Share of the Target Company for any acquisition under the agreement attracting the obligation to make a public announcement of an open offer i.e., the price per Sale Share under the SPA.	B B D D B C B C T T T T T T T T T T T T T T T T
b)	The volume-weighted average price paid or payable per Equity Share for acquisitions, whether by the Acquirer or by any person acting in concert with him, during the 52 (fifty-two) weeks immediately preceding the date of the PA.	Not applicable
c)	The highest price paid or payable per Equity Share for any acquisition, whether by the Acquirer or by any person acting in concert with him, during the 26 (twenty-six) weeks immediately preceding the date of the PA.	to the second se
d)	The volume-weighted average market price of such shares for a period of 60 (sixty) trading days immediately preceding the date of the PA, as traded on the stock exchange where the maximum volume of trading in the shares of the target company are recorded during such period, provided such shares are frequently traded.	E C 44 MONTH
e)	Where the shares are not frequently traded, the price determined by the acquirer and the manager to the open offer taking into account valuation parameters including, book value, comparable trading multiples, and such other parameters as are customary for valuation of shares of such companies	Not applicable*
f)	The per Equity Share value computed under Regulation 8(5) of the SEBI SAST Regulations, if applicable	Not applicable*

Notes: (1) Not applicable as no acquisitions were made by the Acquirer or by any person acting in concert with him, during the 52 (fifty-two) weeks or 26 (twenty-six) weeks immediately preceding the date of the PA. (2) Not applicable as the Equity Shares are frequently traded. (3) Not applicable since the acquisition is not an indirect acquisition.

In view of the parameters considered and presented in table above, in the opinion of the Acquirer and Manager to the Offer, the Offer Price of ₹25/- (Rupees Twenty- Five Only) per fully paid-up Equity Share is justified in terms of Regulation 8(2) of the SEBI SAST Regulations.

- (E) There have been no corporate actions in the Target Company warranting adjustment of relevant price parameters under Regulation 8(9) of the SEBI SAST Regulations.
- (F) As on date, there is no revision in Offer Price or Offer Size. In case of any revision in the Offer Price or Offer Size, the Acquirer shall, in accordance with Regulation 18(5) of SEBI SAST Regulations, (i) make corresponding increases to the escrow amounts; (ii) make a public announcement in the same newspapers in which DPS has been published; and (iii) simultaneously with the issue of such announcement, inform SEBI, Stock Exchange and the Target Company at its registered office of such revision. The revised Offer Price would be paid to all the Public Shareholders whose Equity Shares are accepted under the Open Offer.
- (G) If there is any revision in the offer price on account of future purchases / competing offers, it will be done up to the period prior to 3 (three) Working Days before the date of commencement of the Tendering Period would
- (H) If the Acquirer acquires Equity Shares during the period of twenty-six weeks after the closure of Tendering Period at a price higher than the Offer Price, then the Acquirer shall pay the difference between the highest acquisition price and the Offer Price, to all the Public Shareholders whose Equity Shares have been accepted in this Open Offer within sixty days from the date of such acquisition, pursuant to Regulation 8(10) of SEBI SAST Regulations. However, no such difference shall be paid in the event that such acquisition is made under another open offer under the SEBI SAST Regulations, or pursuant to SEBI (Delisting of Equity Shares) Regulations, 2021 or open market purchases made in the ordinary course on the Stock Exchanges, not being negotiated acquisition of Equity Shares in any form.

FINANCIAL ARRANGEMENTS

- (A) The total funding requirement for the Open Offer (assuming full acceptances) i.e. for the acquisition of 3,96,76,750 (Three crore Ninety-Six Lakh Seventy-Six Thousand Seven Hundred Fifty only) Equity Shares of ₹ 2/- each (Indian Rupees Two) from the Public Shareholders at Offer Price of ₹ 25]/- (Indian Rupees Twenty-Five Only) per Equity Share aggregates to ₹ 99,19,18,750/- (Indian Rupees Ninety- Nine Crores Nineteen Lakhs Eighteen Thousand Seven Hundred and Fifty Only) (the "Offer Consideration").
- (B) The Acquirer has adequate financial resources to meet its obligations under the SEBI SAST Regulations for the purposes of the Open Offer.
- (C) In terms of Regulation 17(1) of the SEBI SAST Regulations, the Acquirer and Manager to the Offer have entered into as escrow agreement dated January 2, 2025 with AU Small Finance Bank Limited (*Escrow Agreement") and had opened an escrow account under the name of "Apax Trust Open Offer Escrow Account" ("Escrow Account").
- (D) In accordance with the requirements of Regulation 17 of the SEBI SAST Regulations, the Acquirer has furnished a bank guarantee of amount ₹ 25,00,00,000/- (Indian Rupees Twenty-Five Crores Only) issued by AU Small Finance Bank Limited, a Scheduled Commercial Bank under second schedule of Reserve Bank of India Act 1934, and a small finance bank under Section 22 of Banking Regulation Act 1949, having registered office at 19-A, Dhuleshwar Garden, Ajmer Road, Jajpur- 302001 and one of its branch at Shop No 16, Ground Floor Kanakia Zillion, LBS-CST Road Junction, Kurla(W) BKC, Mumbai - 400070 in favor of the Manager to the Offer ("Bank Guarantee") which is more than 25% of the Maximum Consideration. The Manager to the Offer has been duly authorized to realize the value of aforesaid Bank Guarantee in terms of the SEBI SAST Regulations. The Bank Guarantee shall be valid upto an additional period of 30 (thirty) days after completion of payment of consideration to the shareholders who have tendered their shares in acceptance of the open offer or Wednesday, April 30, 2025, whichever is earlier. The Acquirer undertakes that if the offer process is not completed within the validity of Bank Guarantee, then the Bank Guarantee will be further extended at least upto 30th Day from the end of Offer Period.

(Continued to next page)

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- (E) The Acquirer has also deposited an amount of ₹ 1,00,00,000/- (Indian Rupees One Crore Only) in cash, being more than 1% of the Maximum Consideration in the Escrow Account, in terms of Regulation 17(4) of SEBI SAST Regulations.
- (F) The Manager to the Offer has been duly authorized by the Acquirer to operate and realize the value of Escrow Account in terms of the SEBI SAST Regulations.
- (G) Mr. Priyansh Valawat (Membership No. 434660), Partner of M/s. Valawat & Associates, Chartered Accountants having office at 701, Lakshchandi Height, Gokuldham, Goregoan (East), Mumbai-400 063 (Maharashtra), Phone: (M) 9950835928/ 8879520877, Mail: valawatpriyansh1@gmail.com vide certificate dated December 31, 2024 certified that the Acquirer has sufficient resources to meet the fund requirements as required under the Open Offer in accordance with the SEBI SAST Regulations.
- (H) Based on the above and in the light of the Escrow Agreement, the Manager to the Offer is satisfied that firm arrangements have been put in place by the Acquirer to fulfill the Acquirer's obligations through verifiable means in relation to the Open Offer in accordance with the SEBI SAST Regulations.
- In case of any upward revision in the Offer Price or the Offer Size, corresponding increase to the Escrow Amount as mentioned above shall be made by the Acquirer in terms of Regulation 17(2) of the SEBI SAST Regulations, prior to effecting such revision.
- VI. STATUTORY AND OTHER APPROVALS
- (A) As on the date of this DPS, no approval will be required from any bank / financial institution for the purpose of this Open Offer, to the best of the knowledge of the Acquirer, other than as may be required by the Seller under the SPA.
- (B) As on the date of this DPS, to the best of the knowledge of the Acquirer, there are no other statutory or governmental approvals required for the consummation of the SPA and the Open Offer. If any other statutory approvals are required or become applicable, the Open Offer would be subject to the receipt of such other statutory approvals also. The Acquirer will not proceed with the Open Offer in the event such statutory approvals are refused, in terms of Regulation 23(1) of the SEBI SAST Regulations. This Open Offer is subject to all other statutory approvals that may become applicable at a later date before the completion of the Open Offer. In the event of withdrawal, a public announcement will be made within 2 (Two) Working Days of such withdrawal, in the same newspapers in which this DPS has been published and such public announcement will also be sent to SEBI, BSE, NSE and the registered office of the Target Company, in accordance with Regulation 23(2) of SEBI SAST Regulations.
- (C) Public Shareholders of the Target Company who are either non-resident Indians ("NRIs") or overseas corporate bodies ("OCBs") and wish to tender their Equity Shares in this Open Offer shall be required to submit all the applicable approvals of the Reserve Bank of India ("RBI") which have been obtained at the time of acquisition of Equity Shares of the Target Company, if any, in the event such RBI approvals are not submitted, the Acquirer reserves the sole right to reject the Equity Shares tendered by such Public Shareholders in the Open Offer. This Open Offer is subject to receipt of the requisite RBI approvals, if any, for acquisition of Equity Shares by the Acquirer from NRIs and OCBs.
- (D) In case of delay in receipt of any statutory approvals as disclosed above or which may be required by the Acquirers at a later date, as per Regulation 18(11) of the SEBI SAST Regulations, SEBI may, if satisfied, that non-receipt of approvals was not attributable to any willful default, failure or neglect on the part of the Acquirer to diligently pursue such approvals, grant an extension of time for the purpose of completion of this Open Offer, subject to the Acquirer agreeing to pay interest to the Public Shareholders for the delay. Provided where the statutory approvals extend to some but not all holders of the Equity Shares, the Acquirer have the option to make payment to such holders of the Equity Shares in respect of whom no statutory approvals are required in order to complete this Open Offer.
- (E) There are no conditions stipulated in the SPA between the Acquirer and the Seller, the meeting of which would be outside the reasonable control of the Acquirer and in view of which the Offer might be withdrawn under Regulation 23(1)(c) of the SEBI SAST Regulations.
- (F) The Acquirer shall complete all procedures relating to payment of consideration under this Open Offer within 10 (ten) Working Days from the date of closure of the Tendering Period of the Open Offer to those Public Shareholders whose Equity Shares are accepted in the Open Offer, pursuant to Regulation 18(10) of SEBI SAST Regulations.

VII. TENTATIVE SCHEDULE OF THE ACTIVITIES PERTAINING TO THE OFFER

Major Activities	Schedule
Public Announcement	Tuesday, December 31, 2024
Publication of Detailed Public Statement in newspapers	Tuesday, January 07, 2025
Last Date of Filing of Draft Letter of Offer with SEBI	Tuesday, January 14, 2025
Last Date for public announcement of a competing offer	Tuesday, January 28, 2025
Receipt of comments from SEBI on Draft Letter of Offer	Tuesday, February 04, 2025
Identified Date*	Thursday, February 06, 2025
Date by which Letter of Offer will be dispatched to the Public Shareholders	Thursday, February 13, 2025
Last day of revision of Offer Price / Offer Size	Thursday, February 13, 2025
Last date by which a Committee of Independent Directors constituted by the Board of Directors of the Target Company shall give its recommendations and publication of the same	Monday, February 17, 2025
Date of issue of advertisement announcing the schedule of activities for Open Offer, status of statutory and other approvals in newspapers	Wednesday, February 19, 2025
Date of commencement of Tendering Period	Thursday, February 20, 2025
Date of closure of Tendering Period	Friday, March 07, 2025
Issuance of post offer advertisement	Monday, March 17, 2025
Date of communicating the rejection / acceptance and payment of consideration for the accepted Offer Shares / return of unacquired Offer Shares	Monday, March 24, 2025
Last Date of filing the final report to SEBI	Tuesday, April 01, 2025

* Identified Date is only for the purpose of determining the names of the Shareholders as on such date to whom the Letter of Offer would be sent. All Public Shareholders (registered or unregistered) are eligible to participate in the Open Offer anytime before the closure of the Open Offer.

Note: The above timelines are indicative (prepared on the basis of timelines provided under the SEBI SAST Regulations) and are subject to receipt of relevant approvals from various statutory/regulatory authorities and may have to be revised accordingly. To clarify, the actions set out above may be completed prior to their corresponding dates subject to compliance with the SEBI SAST

VIII. PROCEDURE FOR TENDERING THE SHARES IN CASE OF NON-RECEIPT OF LOF

- (A) All the Public Shareholders of the Target Company holding the Equity Shares in dematerialized form or physical form, registered or unregistered are eligible to participate in this Open Offer at any time during the Tendering Period of this Open
- (B) Persons who have acquired Equity Shares but whose names do not appear in the register of members of the Target Company on the Identified Date, or unregistered owners or those who have acquired Equity Shares after the Identified Date, or those who have not received the Letter of Offer, may also participate in this Offer.
- (C) Accidental omission to dispatch the Letter of Offer to any person to whom the Open Offer is made or the non-receipt or delayed receipt of the Letter of Offer by any such person will not invalidate the Open Offer in any way.
- (D) The Public Shareholders may also download the Letter of Offer from the SEBI's website (www.sebi.gov.in) or obtain a copy of the same from the registrar to the offer on providing suitable documentary evidence of holding of the Equity Shares and their folio number, DP identity-client identity, current address and contact details.
- (E) The Open Offer will be implemented by the Acquirer through stock exchange mechanism as provided by BSE or NSE in the form of separate window ("Acquisition Window") as provided under the SEBI SAST Regulations and relevant SEBI circulars issued from time to time in this regard. The detailed procedure for tendering and settlement of shares under the revised mechanism is specified in the SEBI circulars.
- (F) BSE Limited is the Designated Stock Exchange for the purpose of tendering shares in the Open Offer.
- (G) The Acquirer has appointed Gretex Corporate Services Limited ("Buying Broker") as their broker for the Open Offer through whom the purchases and the settlement of the Open Offer shall be made during the Tendering Period. The contact details of

Name of Buying Broker	Gretex Share Broking Limited				
Address	A-401, Floor 4th, Pfot FP-616, (PT), Naman Midtown, Senapati Bapat Marg. Near Indiabulls, Delisle Road, Dadar (West), Mumbai 400013, Maharashtra India				
Contact Person	Balasheb Patil				
Contact No.	022-69308500				
Email ID	dp@gretexbroking.com				
Website	https://gretexbroking.com				

- (H) All Public Shareholders who desire to tender their shares under the Open Offer would have to intimate their respective stockbroker ("Selling Broker") during the normal trading hours of the secondary market during Tendering Period.
- (I) Separate acquisition window will be provided by BSE Limited to facilitate placing of sell orders. The Selling Brokers can enter orders for dematerialized Equity Shares as well as physical Equity Shares.
- (J) It must be noted that detailed procedure for tendering the Equity Shares in the Offer will be mentioned in the Letter of Offer. IX. OTHER INFORMATION

- (A) The Acquirer accepts responsibility for the information contained in the PA and in this DPS and also for the obligations of the Acquirer laid down in the SEBI SAST Regulations and subsequent amendments made thereof.
- (B) Pursuant to Regulation 12 of the SEBI SAST Regulations, the Acquirer has appointed Gretex Corporate Services Limited, Mumbai as Manager to the Offer and the Manager to the Offer issues this Detailed Public Statement on behalf of the Acquirer.
- (C) The information pertaining to the Target Company in this DPS or the Letter of Offer or any other advertisement/publications made in connection with the Open Offer has been compiled from public sources or provided by or relating to and confirmed by the Target Company which has not been independently verified by the Acquirer or the Manager to the Open Offer. The Acquirer and the Manager to the Open Offer do not accept any responsibility with respect to such information relating to the
- (D) The Acquirer has appointed MUFG Intime India Private Limited (formerly known as "Link Intime India Private Limited") as the

Registrar to the Offer. The details of the Registrar are as mentioned below:

Name: MUFG Intime India Private Limited (formerly known as Link intime India Private Limited)

Address: C-101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai - 400 083, Maharashtra, India Tel: +91 810 811 4949

Fax: +91 22 4918 6060

Email: prozonerealty.offer@linkintime.co.in

Website: www.linkintime.co.in Contact Person: Ms. Pradnya Karanjekar

SEBI Registration No.: INR000004058 (Validity: Permanent)

(E) In this DPS, any discrepancy in any table between the total and sums of the amount listed are due to rounding off and/or

(F) This Detailed Public Statement would also be available at SEBI's website i.e. www.sebi.gov.in

THIS DETAILED PUBLIC STATEMENT ISSUED BY MANAGER TO THE OFFER

GRELEX India

Gretex Corporate Services Limited (CIN No.: L74999MH2008PLC288128)

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FOR AND ON BEHALF OF THE ACQUIRER

M/s. Apax Trust Address: Unit No. 8, Premium Towers, CHS, Lokhandwala Complex, Andheri (W), Mumbai-400053, Maharashtra, India

Place: Mumbai

Date: January 06, 2025



फिन होम्स लिमिटेड एनसीआर पीतमपुरा शाखा ढीची-11, प्रथम तल, स्थानीय शॉपिंग कॉन्पलेक्स, पीतमपुरा, दिल्ली-110034, फोन ; 011-41761717 मोगाईलः 7625079150 इंमेल: pitampura@canfinhomes.com, CIN: L85110KA1987PLC008699

अचल सम्पत्तियों की बिक्री हेत् बिक्री सूचना, परिशिष्ट IV-A [नियम 9 (1) के परंतुक देखें] वित्तीय आस्तियों का प्रतिभृतिकरण और पुनर्निर्माण तथा प्रतिभृति हित प्रवर्तन अधिनियम, 2002 के साथ पठित प्रतिभृति हित (प्रवर्तन)

नियमावली 2002 के नियम 9 (1) के परंतुक के तहत अचल आस्तियों की बिक्री हेत् बिक्री सूचना। एतदहारा सर्व साधारण को और विशेष रूप से उधारकर्ता (ऑ) और गारंटर(ऑ) को नोटिस दिया जाता है कि नीचे वर्णित अचल संपत्तियां सुरक्षित लेनदार को गिरवी / घार्ज की गई हैं. जिसका कब्जा कैन फिन होम्स लिमिटेड, एनसीआर पीतमपुरा शाखा के प्राधिकत अधिकारी द्वारा ने लिया गया है। उल्लिखित वसूली हेतु दिनांक 27.01.2025 को "जैसा है जहां है", जैसा है" तथा "जो कुछ है" पर ई-नीलामी आयोजित करके बेचा जाएगा। इसे बाद कैन फिन होम्स लिमिटेड को संबंधित उधारकर्ताओं और गारंटरों की संबंधित तारीखों के अनुसार अतिरिक्त ब्याज

क्र. सं.	कर्जदारों एवं गारंटर का नाम	विलेख के अनुसार 06.01.2025 को देयता राशि	आरक्षित मूल्य	जमा धरोहर राशि	कब्जे का प्रकार	सम्पत्ति का विवरण
1,	श्रीमती उर्मिला रानी पत्नी श्री सुरेश कुमार वर्मा (कर्जदार), श्री सुरेश कुमार वर्मा पुत्र श्री फकीर थंद (सह-कर्जदार) और श्री. आदेश कुमार वर्मा पुत्र श्री संतोष कुमार वर्मा (गारंटर)	रु. 24,24,667/- (रुपये घौबीस लाख चौबीस हजार	रु. 15,00,000/- (रुपये पंद्रह लाख मात्र)	रु. 1,50,000/- (रूपये एक लाख एवं पवास हजार मात्र)	मौतिक	फ्लैट नंबर एस-2, दूसरी मंजित पीछे की ओर, प्लॉट नंबर ए-1/31 डीएलएफ दिलशाद एक्सटेंशन ॥ मोपुरा, गाजियाबाद, उत्तर प्रदेश- 201005 चीहरी – उत्तर – प्लॉट नंबर ए-1/32 पूर्व – प्लॉट नंब ए-1/18 दक्षिण – प्लॉट नंब ए-1/30 पश्चिम – सड़क 30 फीट चौड़ा झात भार यदि कोई हो: शून्य
2.	श्री सूरज रजक पुत्र श्री गणेश रजक (कर्जदार), श्रीमती, शांति देवी पत्नी श्री , सूरज रजक (सह-कर्जदार) और श्री अवनीश कुमार पांडे पुत्र श्री घनश्याम पांडे (गारंटर)	रु. 17,98,816/- (रूपये सत्रह लाख अठानवे डजार आठ सौ सोलह मात्र)	रु. 15,00,000/- (रुपये पंदह लाख गात्र)	रु. 1,50,000/- (रूपये एक लाख एवं पचास हजार मात्र)	भौतिक	एलआईजी फ्लैंट नं गाजियाबाद यूपी—201005 चौहदी — उत्तर — प्रवेश पूर्व — लिफ्ट/प्लॉट नंबर ए—4 दक्षिण — सड़क पश्चिम — फ्लैंब नंबर एफ—3 ज्ञात भार यदि कोई हो: शून्य
3.	स्वर्गीय कंदा स्वामी पुत्र स्वर्गीय अरमुगम (कर्जदार), श्री के सभी कानूनी उत्तराधिकारी। कृष्णा पुत्र स्वर्गीय कंदा स्वामी (सह-कर्जदार) और श्री ए. कनक राज पुत्र स्व. अर्जुन (गारंटर)	तीन सौ इकहत्तर मात्र)	रु. 6,50,000/- (रुपये छ लाख पवास हजार मात्र)	रु. 65,000/- (रुपये पैसठ हजार गात्र)	भौतिक	पलैट नंबर एफ-1, पहली मंजित प्लॉट नंबर बी-1/82 डीएलएए दिलशाद एक्सटेंशन-पप, मोपुर गाजियाबाद, उत्तर प्रदेश-20100 बीहडी उत्तर - प्लॉट नंबर बी-1/8 पूर्व - 40 फीट। सड़क दक्षिण - प्लॉट नंबर बी-1/83 पश्चिम - प्लॉट नंबर बी-1/97 सड़क ज्ञात मार यदि कोई हो: शून्य
4.	स्वर्गीय कंदा स्वामी पुत्र स्वर्गीय अरमुगम (कर्जदार), श्री के समी कानूनी उत्तराधिकारी। कृष्णा पुत्र स्वर्गीय कंदा स्वामी (सह-कर्जदार) और श्री ए, कनक राज पुत्र स्व, अर्जुन (गारंटर)	(रुपये तेरह लाख चनतालीस हजार एक सो इकसठ मात्र)	रू. 6,50,000/- (रुपये छ लाख पथास हजार मात्र)	रु. 65,000/- (रुपये पैसव हजार मात्र)	भौतिक	पलैट नंबर एफ-2, पहली मंजिर प्लॉट नंबर बी-1/82 डीएलएप दिलशाद एक्सटेंशन-II, भोपुर गाजियाबाद, उत्तर प्रदेश-20100 चीहदी - उत्तर - प्लॉट नंब बी-1/81 पूर्व - 40' सड़क दक्षिण - प्लॉट नंबर बी-1/83 पश्चिम - प्लॉट नंबर बी-1/97 ज्ञात बाधा सदि कोई हो: शून्य
5.	श्रीमती सुमन पत्नी श्री. अनिल कुमार (कर्जदार), श्री. अनिल कुमार पुत्र स्व. सुखपाल सिंह (सह-कर्जदार) और श्री. दीपक बेरी पुत्र स्व. रमेश चंद्र बेरी (मारंटर)	कः 14,76,983/- (रूपये चौदह लाख छिहत्तर हजार नौ सौ तिरासी मात्र)	रु. 10,80,000/- (रुपये दस लाख एवं अस्सी हजार मात्र)	रु. 1,08,000/- (रुपये एक लाख एवं आठ हजार गात्र)	भौतिक	संपत्ति संख्या 1/2600-बी, तीसर मंजिल, छत के अधिकार के साथ पुराना प्लॉट संख्या 603-ए, खसर संख्या 2931/2675/109/1 से बाहर गली नंबर 6 राम नगर, ग्राम चंद्रावल छर्फ शाहदरा में स्थित है दिल्ली-110032 चीहडी :- खत्तर - संख्या 1/2599/जन्य की संपत्ति पूर्व - अन्य संपत्ति दक्षिण - संख्या 1/2601 दूसरों की संपत्ति पश्चिम - 10 चीडी सडक ज्ञात भार यदि कोई हो: शून्य
6.	श्री आलम कुरैशी (कर्जदार), श्रीमती शबनम कुरैशी (सह—कर्जदार) और श्री अब्दुल खालिद (गारंटर)	रु. 33,87,886/- (रुपये तेंतीस लाख सत्तासी हजार आठ सौ क्रियासी मात्र)	रु. 17,00,000/- (रुपये सतरह लाख गात्र)	रु. 1,70,000/- (रुपये एक लाख एवं सत्तर हजार मात्र)	भौतिक	एफएफ-6, प्रथम तल (पिछला भाग) फ्लॉट संख्या-ए-36, साहलीमा गाउंन मेन, ग्रीन वैली पब्लिक स्कूल व पास, गाजियाबाद, उत्तर प्रदेश - 201005 चौडदी - उत्तर - पलैट संख्या एफएफ-4 पूर्व - फ्लॉट संख्य ए-37 दक्षिण - सर्विस लेन पश्चिम - पलैट संख्या एफएफ-5 ज्ञात भार यदि कोई हो: शून्य
7.	श्रीमती बश्रीता (कर्जदार), श्री अमित कुमार (सह—कर्जदार) और श्री मुन्ना कुमार सिंह पुत्र श्री राजावली सिंह (मारंटर)	Rs. 22,62,291/- (रुपये बाईस लाख बासठ हजार दो सौ इक्यानवे मात्र)	रु. 13,50,000/- (रुपये तेरह ताख पचास हजार मात्र)	रु. 1,35,000/- (रूपये एक लाख एवं पैतीस हजार मात्र)	मौतिक	एलआईजी फ्लैट नंबर बी-5, पहलें मंजिल (पीछे की तरफ बाई ओर) प्लॉट नंबर सी-344 (माग), जनकपुरी साहिबाबाद, गाजियाबाद, उत्तर प्रदेश-201005 घीडडी - उत्तर - अन्य फ्लॉट-अली खान पूर्व - छात्रावास डॉ. अबेडकर दक्षिण - प्लॉट का हिस्सा पश्चिम - 25 फीट घीडी सडक ज्ञात भार यदि कोई हो: शून्य
8.	श्रीमती मोनिका (कर्जदार), श्री सुरेन्द्र चौघरी (सह–कर्जदार)	रु. 24,10,857/- (रुपये चौबीस लाख दस हजार आठ सौ सत्तावन मात्र)	रु. 16,50,000/- (रुपये सौलह लाख एवं पचास मात्र)	रु. 1,65,000/- (रुपये एक लाख एवं पैसठ हजार मात्र)	भौतिक	पलैट मंबर बी-1, प्रथम तल, दायाँ पक्ष, प्लॉट नंबर सी-24, शालीमार गार्खन एक्सटॅंशन-II, साहिबाबाद गाजियाबाद, उत्तर प्रदेश-201005 बौहदी - उत्तर - गली 12 फीट चौडी पूर्व - सड़क 40 फीट दक्षिण - प्लॉट नंबर सी-24 का हिस्स पश्चिम - प्लॉट गीर एन्कलेव ज्ञात मार यदि कोई हो शून्य
9.	श्री सुरेन्द्र चौघरी (कर्जदार), श्रीमती मोनिका (सह-कर्जदार) और श्री मोहित कुमार पुत्र श्री मोहन लाल शर्मा (मारंटर)	रु. 31,33,355/- (रुपये इकतीस लाख तैंतीस हजार तीन सौं पचपन मात्र)	रु. 16,50,000/- (रुपये सौलह लाख एवं पचास मात्र)	रु. 1,65,000/- (रुपये एक लाख एवं पैसठ हजार मात्र)	भौतिक	पलैट नंबर बी-2, प्रथम तल. दायें पक्ष, प्लॉट नंबर सी-24, शालीमान्यार्जन एक्सटेंशन-पप, साहिबाबाद गाजियाबाद, उत्तर प्रदेश-201006 वीहरी - उत्तर - गली 12 फीट वीडी पूर्व - सडक 40 फीट दक्षिण - प्लॉट नंबर सी-24 का हिस्स पश्चिम - प्लॉट गौर एक्केंव जात मार यदि कोई हो! शन्य

ज्ञात भार यदि कोई हो: शुन्य बिक्री के विस्तृत नियम और शर्ते कैन फिन होम्स लिमिटेड की आधिकारिक वेबसाइट (www.canfinhomes.com) पर उपलब्ध

कराई गई हैं। ई-नीलामी में भाग लेने के लिए लिंक: www.sarfaesi.auctontiger.net दिनांक : 06.01.2025

प्राधिकृत अधिकारी केन फिन होम्स लि. स्थान : पीतमपुरा



अंचल कार्यालय : गाजियाबाद अंचल, पताः 32-बी, सेक्टर-62, नोएडा-201307

[नियम 8(1) देखें] कब्जा सूचना (अचल सम्पत्ति हेत्)

जबकि अधोहस्ताक्षरी ने वित्तीय परिसंपत्तियों के प्रतिभृतिकरण एवं पुनर्निर्माण तथा प्रतिभृति हित अधिनियम के प्रवर्तन के बैंक ऑफ इंडिया, पीलीभीत शाखा का प्राधिकत अधिकारी होने तथा प्रतिभृतिष्ठित (प्रवर्तन) नियमावली 2002 (2002 का 54) के (नियम 3) के साथ पठित धारा 13(12) के अधीन प्रदत शक्तियों के अंतर्गत उधारकर्ता-सुश्री वैशाली जयसवाल पुत्री सुशील कुमार जयसवाल प्रोपराइटर मेसर्स वैशाली ट्रेडर्स (उधारकर्ता) और गारंटर- श्री सुशील कुमार जयसवाल पुत्र स्वर्गीय बांके लाल जयसवाल (गारंटर-बंधककर्ता), श्री नरेश कुमार जयसवाल पुत्र स्व. बांके लाल जयसवाल (गारंटर-बंधककर्ता) और श्रीमती किरण जयसवाल पत्नी श्री विजय कुमार जयसवाल (गारंटर-बंधककर्ता), सभी: मकान नं. 187, मोहल्ला- तुलाराम पीलीभीत, यू.पी.-262001 (आवासीय पता) और मकान नं. 71, वार्ड नंबर 1, मोहल्ला- एकता नगर, पीलीभीत, यू.पी.-262001 (आवासीय पता), पुराना मकान नं. 142ए और नया मकान नंबर 256, वार्ड नं. 10, मुहल्ला- तुलाराम, पीलीभीत, यू.पी.-262001 (संपत्ति का पता) को मांग सूचना दिनांक 23.04.2024 को जारी किया था जिसमें मांग सूचना में उल्लेखित राशि रु. 50,13,177.05 (रु. पचास लाख तेरह हजार एक सौ सतहत्तर और पैसे पाँच मात्र) दिनांक 23.04.2024 तक और भविष्य का ब्याज, लागत, खर्चे एवं अन्य आकस्मिक प्रभार इत्यादि सहित उक्त सुचना की प्राप्ति की तिथि से 60 दिनों के अंदर प्रति भगतान करने को कहा गया था उधारकर्ता/गारंटर राशि का प्रतिभगतान करने में असफल हो गये हैं, इसलिए एतदुद्वारा उधारकर्ता/गारंटर तथा आम जनता को सुचित किया जाता है कि अधोहस्ताक्षरी ने इसमे नीचे वर्णित संपत्ति का कब्जा, उक्त अधिनियम की धारा 13 की उप धारा (4), उक्त नियम 2002 के नियम 8 के साथ पठित के अथीन उन्हें प्रदत्त शक्तियों के इस्तेमाल के अन्तर्गत दिनांक 03.01.2025 को लिया है। विशेष रूप से उधारकर्ता /गारंटर तथा जनसाधारण को एतदुद्वारा उक्त संपत्ति के साथ लेन-देन न करने के लिए सावधान किया जाता है तथा संपत्ति के साथ कोई भी लेन देन बैंक ऑफ इंडिया, पीलीभीत शाखा, सरताज भवन, बीसलपुर बस स्टैंड के सामने, जिला पीलीभीत, यूपी-262001 के प्रभार वास्ते क. 50,13,177.05 (रु. पचास लाख तेरह हजार एक सौ सतहतर और पैसे पाँच मात्र) दिगांक 23.04. 2024 तक और भविष्य का ब्याज, लागत, खर्चें एवं अन्य आकस्मिक प्रभार इत्यादि सहित के अधीन

उधारकर्ताओं का ध्यान एक्ट की धारा 13 की उप धारा (8), के प्रावधानों के अंतर्गत सुरक्षित परिसंपत्तियों

के मुक्त करने हेतु उपलब्ध समय सीमा की ओर आकर्षित किया जाता है। अचल संपत्ति का विवरण

सम्पत्ति वह समस्त भाग एवं अंश जोकि रिहायशी बिल्डिंग जोकि पुराना मकान नं. 142ए, नया मकान नं. 256, वार्ड नं. 10, मोहल्ला- तुलाराम, तहसील और जिला- पीलीमीत उत्तर प्रदेश- 262001 में स्थित, क्षेत्रफल 272.27 वर्ग मी., यह सम्पत्ति श्री सुशील कुमार जायसवाल पुत्र स्वर्गीय बांके लाल जायसवाल (गारंटर-बंधककर्ता), श्री नरेश कुमार जायसवाल पुत्र बांके लाल जायसवाल (गारंटर-बंधककर्ता) और श्रीमती किरण जायसवाल पत्नी विजय कुमार जायसवाल (गारंटर-बंधककर्ता) के नाम पर है। चीहदीः उत्तर में - बाबूराम का मकान, दक्षिण में - नारायण का मकान, पूरब में - सड़क, पश्चिम में - डॉ. राणा का

दिनांक : 03-01-2025, स्थान : नोएडा

प्राधिकृत अधिकारी, बैंक ऑफ इंडिया



अंचल कार्यालय : गाजियाबाद अंचल.

पताः ३२-बी, सेक्टर-६२, नोएडा-२०१३०७

जबकि अधोहस्ताक्षरी ने वित्तीय परिसंपत्तियों के प्रतिभृतिकरण एवं पुनर्निर्माण तथा प्रतिभृति हित

अधिनियम के प्रवर्तन के **बैंक ऑफ इंडिया, बीसलपुर शाखा** का प्राधिकृत अधिकारी होने तथा प्रतिभतिहित (प्रवर्तन) नियमावली 2002 (2002 का 54) के (नियम 3) के साथ पठित घारा 13(12) के अधीन प्रदत शक्तियों के अंतर्गत उचारकर्ता- (उचारकर्ता) श्रीमती सत्य प्रमा पत्नी स्वर्गीय हरीश कुमार गंगवार (मृत उधारकर्ता स्वर्गीय हरीश कुमार गंगवार पुत्र हेमराज की संपत्ति के कानूनी उत्तराधिकारी और सह-उथारकर्ता) और श्री आशीष गंगवार पुत्र स्वर्गीय हरीश कुमार गंगवार (मृतक कर्जवार स्वर्गीय हरीश कुमार गंगवार पुत्र हेमराज की संपत्ति के कानूनी उत्तराधिकारी, दोनों ग्राम-सर्वेपुर, पोस्ट- चांदपुरा, बीसलपुर, जिला- पीलीभीत, यूपी-262201 (आवासीय पता), मकान नं. 176 और 177, वार्ड नं. 1, मुहल्ला- दुर्गा प्रसाद, बीसलपुर, जिला-पीलीभीत, यूपी- 262201 (संपत्ति का पता) और प्लॉट नं. 150, गांव- दुगीपुर बदगावां, बीसलपुर, जिला-पीलीभीत यूपी-262201 (संपत्ति का पता) को मांग सूचना दिनांक 05.02.2024 को जारी किया था जिसमें मांग सूचना में उल्लेखित राशि रु. 15,66,484.76 (रु. पदंह लाख छियासठ हजार चार सी चीरासी और पैसे छिहत्तर मात्र) दिनांक 05.02.2024 तक और भविष्य का ब्याज, लागत, खर्चे एवं अन्य आकस्मिक प्रभार इत्यादि सहित उक्त सुचना की प्राप्ति की तिथि

से 60 दिनों के अंदर प्रति भुगतान करने को कहा गया था उधारकर्ता/गारंटर राशि का प्रतिभूगतान करने में असफल हो गये है, इसलिए एतदुद्वारा उधारकर्ता/गारंटर तथा आम जनता को सुचित किया जाता है कि अधोहस्ताक्षरी ने इसमें नीचे वर्णित संपत्ति का कब्जा, उक्त अधिनियम की धारा 13 की उप धारा (4), उक्त नियम 2002 के नियम 8 के साथ पठित के अधीन उन्हें प्रदत्त शक्तियों के इस्तेमाल के अन्तर्गत दिनांक 03.01.2025 को लिया है। विशेष रूप से उधारकर्ता /गारंटर तथा जनसाधारण को एतदबारा उक्त संपत्ति के साथ लेन-देन न करने के लिए सावधान किया जाता है तथा संपत्ति के साथ कोई भी लेन देन बैंक ऑफ इंडिया, बीसलपुर शाखा, बीसलपुर पीलीभीत रोड, बारा पत्चर चौराहा, हरियाली बाजार के पास, पोस्ट बीसलपुर, पीलीभीत, यूपी-262201 के प्रभार वास्ते रु. 15,66,484.76 (रु. पडंड लाख छियासट हजार चार सी चौरासी और पैसे छिड़त्तर मात्र) दिनांक 05.02.2024 तक और भविष्य का ब्याज, लागत, खर्चे एवं अन्य आकस्मिक प्रभार इत्यादि सहित के अधीन होगा।

उथारकर्ताओं का थ्यान एक्ट की धारा 13 की उप धारा (8), के प्रावधानों के अंतर्गत सुरक्षित परिसंपत्तियों के मुक्त करने हेत् उपलब्ध समय सीमा की ओर आकर्षित किया जाता है।

अचल संपत्ति का विवरण

1. सम्पत्ति वह समस्त भाग एवं अंश जोकि रिहायशी संपत्ति मकान सं. 176 और 177, वार्ड सं. 1, मोहल्ला दुर्गा प्रसाद, बीसलपुर, जिला पीलीभीत यूपी-262201, क्षेत्रफल 31.41 वर्ग मी. यह सम्पत्ति स्वर्गीय हरीश कुमार गंगवार (उधारकर्ता - बंधककर्ता) के नाम पर है। चीहटी: उत्तर में - बेगराज का मकान, दक्षिण में - धाराजीत का मकान, पुरव में - जंग बहादुर का खेत, पश्चिम में - रामलीला रोड 2. सम्पत्ति वह समस्त भाग एवं अंश जोकि रिहायशी संपत्ति प्लॉट नं.150, गांव- दुगीपुर बड़गवां, बीसलपुर, जिला- पीलीभीत यूपी-262201, क्षेत्रफल 3969.40 वर्ग मीटर, यह सम्पत्ति स्वर्गीय हरीश कुमार गंगवार (उधारकर्ता - बंधककर्ता) के नाम पर है। चीहदी: उत्तर में - चक रोड, दक्षिण में - दया राम

का खेत, पूरव में - उमा चरण मैकुलाल का खेत, पश्चिम में - ननकू लाल का खेत दिनांक : 03-01-2025, स्थान : नोएडा

प्राधिकृत अधिकारी, बैंक ऑफ इंडिया