



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,
BSE Limited,
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai- 400001, India.
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

Arvind Harlaka
Whole-Time Director
DIN: 00494136
Encl.: - as above



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 Naisfield 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.

A. ACQUIRERS, SELLER, TARGET COMPANY AND OFFER

(A) DETAILS OF ACQUIRER AND THE PAC:

i. 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, India.

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 Acquiree 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 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. 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.

ii. 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 centres 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:

Name of the Company	CIN	Date of Appointment	Designation
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 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 Intermediary.

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 "Willful Defaulter" in terms of Regulation 2(1)(ze) of the SEBI SAST Regulations. They have further confirmed that they are not appearing in the willful 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) Regulations.

(B) DETAILS OF SELLER:

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

Name of Sellers	Changes in the name in the past	Nature of Entity / Individual	Part of Promoter Group (Yes / No)	Name of the stock Exchange in India or abroad where listed (if applicable)	Details of shares held by the Sellers			
					Pre-Transaction	Post Transaction		
					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
Naisfield 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	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 the 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 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 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. Sali Anupendra Chaturvedi	0004768	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:

Particulars	Unaudited and Limited Reviewed Consolidated Financial Results for half-year ended September 30, 2024*	Audited Consolidated Financial Statements for the financial year ended March 31		
		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-year 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.
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

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.

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 fulfillment 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:

Particulars	Acquirer		PAC#		Total	
	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 Offer.

**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.

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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, Goregaon (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 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 has 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 unaccepted 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 Regulations.

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 Offer.
- (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	Balashub 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 thereon.

(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
Email: prozonerealty.off@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 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, Bansal Mansion, A-401, Floor 4th, Plot FP-616, (PT), Naman Midtown, Senapati Bapat Marg, Near Indiabulls, Delisle Road, Dadar (West), Mumbai 400013, Maharashtra, India
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

बँक ऑफ महाराष्ट्र
Bank of Maharashtra
 A GOVT. OF INDIA UNDERTAKING

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

POSESSION 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 31.07.2024 under Section 13 (2) calling upon 1. Mr. Harishchandra Genabhu Talekar 2) Mrs. Ganesh Genabhu Talekar, 3) M/s. Kamdhenu Distributors Prop. Mr. Harishchandra Genabhu 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 within 60 days from the date of receipt of the said notices.

The Borrowers 1) Mr. Harishchandra Genabhu Talekar, 2) Mrs. Ganesh Genabhu Talekar, 3) M/s. Kamdhenu Distributors Prop. Mr. Harishchandra Genabhu Talekar, 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 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, Umija Complex, Badlapur (W), Thane-421503, Adm. 552 Sq. Ft. owned by Mr. Harishchandra Genabhu Talekar.

Date : 02.01.2025 Chief Manager & Authorized Officer
 Place : Mumbai Bank of Maharashtra

यूनियन बँक
Union Bank of India

Ghatkopar East Branch Mumbai, Kailas Jyoti No. 2, Junction of Derasar Lane and M. G. Road, Ghatkopar East, Mumbai - 400077 Phone: 022-25011375, 022-25010074 Website: www.unionbankofindia.co.in mail : ubin0907375@unionbankofindia.bank

POSESSION NOTICE (For Immovable Property) (Rule - 8 (i))
 Whereas The undersigned being the Authorized 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 Only) within 60 days from the date of receipt of the said notice.

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 this 03rd January 2025.

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 and Paise Ninety Only) and interest thereon.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY:
 A Residential Flat measuring 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 measuring 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-Kiroli, Taluka Kuria, Mumbai Suburban District, within the Registration District and Sub-District Mumbai City and Mumbai Suburban.

Date : 03.01.2025 Bipul Chakraborty, Authorized Officer
 Place : Mumbai Union Bank of India

EDELWEISS ASSET RECONSTRUCTION CO. LTD.
 CIN - U67100MH2007PLC174759

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

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

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

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described 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 costs/expenses being due to the Secured Creditor i.e. EARC from the Borrower i.e. One World 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").

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

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 Bhadkankar Marg, Grant Road (East), Mumbai - 400007.

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 8879699180/ and/or through e-mail on aherar.patel@edelweissarc.in / venkatesh.chandrasekar@edelweissarc.in

Date: 07.01.2025 Sd/- Authorised Officer
 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

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

List of Pledges:-

MAHARASHTRA,AHEMAD NAGAR,SHEVGAON GL,341500700000394,
 AURANGABAD,PISHORE,341450700000686,SANGLI,JATH GL,3413207000008
 35,0840,SHIRALA GL,341760700000487,341760750000007,0008,SATARA,
 SHIRWAL GL,341840700000295,UMBRAJ GL,330030700000063,SOLAPUR,
 AKLUJ GL,340910700000696,MADHA GL,341050700000508,MOHOL GL,3301
 80700000588,0624,0627,0633,0634,0637,0640,0649,0657,0661,0668,0672,
 0677,0679,0683,

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 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

Authorised officer
 Asirvad Micro Finance Ltd.

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. e-tender for the following work :
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 www.ireps.gov.in (PR-984)

PUNJAB & SIND BANK
 (A Government of India Undertaking)
 ZONAL OFFICE: CHANDIGARH
 SCO 84-91, First Floor, Bank Square Chandigarh-160017, Ph:- 892057/436 E-Mail: zo.chandigarh@psb.co.in

Tender Notice Dated 07.01.2025
 Punjab & Sind Bank invites E-TENDER from reputed Vendor/Contractors/Service Providers for Civil, Interior furnishing, Electrical, AC & Other Allied works for Punjab & Sind Bank CASABACK 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://punjabandsindbank.in/en/module/tender-list. Last Date: 20.01.2025 upto 4:00 P.M (Zonal Manager)

"IMPORTANT"

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For Advertising in TENDER PAGES Contact **JITENDRA PATIL**
 Mobile No.: 9029012015
 Landline No.: 67440215

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) 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.msctcommerce.com (DEEP Portal) and Tata Power website https://www.tatapower.com/tender

TATA POWER
 (Corporate Contracts Department)
 The Tata Power Company Limited, 2nd 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 CC25SV030)

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.

बँक ऑफ महाराष्ट्र
Bank of Maharashtra
 A GOVT. OF INDIA UNDERTAKING

Head Office : Corporate Services Department
 Lokmangal, 1501, Shivajinagar, Pune-411 005. Tel. : 020-25537239/336

Request for Proposal (RFP)

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 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 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

बँक ऑफ महाराष्ट्र
Bank of Maharashtra
 A GOVT. OF INDIA UNDERTAKING

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

POSESSION 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) 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 Enforcement Rules 2002, on this 03.01.2025.

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. 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.

Date : 03.01.2025 Chief Manager & Authorized Officer
 Place : Mumbai Bank of Maharashtra

केनरा बँक
Canara Bank
 A GOVT. OF INDIA UNDERTAKING

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; email:- cb15550@canarabank.com

POSESSION NOTICE [SECTION 13(4)] (For Immovable property)

Where AsThe Authorized Officer of Banks under the Securitization and 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 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. 24,24,25,966.10 (Rupees Two Hundred and Forty Four Crore Twenty Four Lakh Twenty Five Thousand Nine Hundred Sixty Six and Paise Ten)
- 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 Six and Paise Eighty One)
- 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 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 & 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 TITLE HOLDER
1	Flat no. A/01, Ground Floor, A Wing, Sai Shanti Building no. 2, Saibaba Nagara, Katkarpada Road, Biosar West, Taluka Palghar, District Thane	M/s H K TOLL ROAD PVT LTD.

DATE: 03.01.2025 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) 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 Nailfield 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:

i. 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, India.
- 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:
 - The proposed shareholding to be acquired in the Target Company pursuant to SPA.
 - 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. 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.

ii. 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: nichhat69@gmail.com

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

Name of the Company	CIN	Date of Appointment	Designation
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 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 Intermediary'.
- The entire Offer Shares proposed to be acquired under this Offer will be acquired by the Acquirer and not 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 'Willful Defaulter' in terms of Regulation 2(1)(ze) of the SEBI SAST Regulations. They have further confirmed that they are not appearing in the willful 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)(g)(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) Regulations

(B) DETAILS OF SELLER:

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

Name of Sellers	Changes in the name in the past	Nature of Entity /Individual	Part of Promoter Group (Yes / No)	Name of the stock Exchange in India or abroad where listed (if applicable)	Details of shares held by the Sellers			
					Pre-Transaction		Post Transaction	
					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
Nailfield 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
					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 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 PROZNER 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. Sallil 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:

Particulars	Unaudited and Limited Reviewed Consolidated Financial Results for half-year ended September 30, 2024*	Audited Consolidated Financial Statements for the financial year ended March 31		
		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 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 Offer are not received, then the Acquirer shall have the right to withdraw the Offer. In the event of such a withdrawal of the 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.

- 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**
- 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.
- The acquisition of Sale Shares will be undertaken through an off-market transfer.
- The obligation of the Acquirer to purchase the Sale Shares is conditional upon fulfillment 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:

Particulars	Acquirer		PAC#		Total	
	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 Offer.

**Includes direct holding of Mr. Nikhil Chaturvedi of 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)(g)(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 "PROZNER" 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%

(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 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.	₹25.00/-
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.	Not applicable*
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	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)

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: investor.service@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 Lakh 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 Lakh 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:

i. 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, India.

• 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 acquirer 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 Target 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 Lakh 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, Goregaon (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.

ii. 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: nikhatat69@gmail.com.

• Directorship of PAC: Mr. Nikhil Chaturvedi (DIN: 00004983) holds directorships in the following companies as on the date of the DPS:

Name of the Company	CIN	Date of Appointment	Designation
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 Lakh 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 the 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, Goregaon (East), Mumbai - 400 063 (Maharashtra), Tel. No. +91 9950835928/ 8879520877 has certified valid 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 Intermediary".

• 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 "Willful Defaulter" in terms of Regulation 2(1)(ze) of the SEBI SAST Regulations. They have further confirmed that they are not appearing in the willful 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)(a)(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 in the name in the past	Nature of Entity / Individual	Part of Promoter Group (Yes/No)	Name of the stock Exchange in India or abroad where listed (if applicable)	Details of shares held by the Sellers			
					Pre-Transaction	Post Transaction		
					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, Trionon, 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

• 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: investor.service@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 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*	Audited Consolidated Financial Statements for the financial year ended March 31		
		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 / Shareholders' 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.

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

• 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 Lakh 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 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 has 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 Lakh 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 fulfillment 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:

Particulars	Acquirer		PAC#		Total	
	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 Offer.

**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)(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)(a)(1) 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%

(Source:

- (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 Heigt, Gokuldhani, Goregaon (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 such revision.

VII. 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.

VIII. 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 unaccepted 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 Regulations.

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 Offer.
- (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	Balashabh 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 thereto.
- (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
Email:	prozonerealty.off@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 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 THE MANAGER TO THE OFFER	
	GreteX Corporate Services Limited (CIN No.: L74999MH2006PLC288128) 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, India. Tel. No.: + 91 98300 25765; Email: info@gretextgroup.com; Website: www.gretextgroup.com; Contact Person: Mr. Arvind Haralka

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

केन फिन होम्स लिमिटेड

एनसीआर पीएमयूरा शाखा (सीपी-11, प्रथम तल, स्वामीय रोडिंग कॉम्प्लेक्स, पीएमयूरा, दिल्ली-110034, फोन: 011-47617177, फॉक्स: 7626091950, ईमेल: pitampura@canfinhomes.com, CIN: L85110KA1967PLC008699

अचल सम्पत्तियों की विक्री हेतु विक्री सूचना, परिशिष्ट IV-A [नियम 9 (1) के परंतुक देखें]

वित्तीय आस्थितियों का प्रतिभूतिकरण और पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के साथ पठित प्रतिभूति हित (प्रवर्तन) नियमावली 2002 के नियम 9 (1) के परंतुक के तहत अचल आस्थितियों की विक्री हेतु विक्री सूचना।

एनएडएआर सर्व संचालन को गिरवी/प्राप्त के माध्यम से, जिसका कब्जा केन फिन होम्स लिमिटेड, एनसीआर पीएमयूरा शाखा के प्राधिकृत अधिकारी द्वारा न किया गया है। उल्लिखित वस्तुओं 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 केन फिन होम्स लिमिटेड को संबंधित उधारकर्ताओं और गारंटियों की संबंधित तारीखों के अनुसार अधिविनियम अंतर पर पर अन्य नूतनों के साथ देना होगा।

क्र. सं.	कर्जदारों एवं गारंटर का नाम	विलेख के अनुसार 06.01.2025 की देयता राशि	आरक्षित मूल्य	जमा घरोहर राशि	कर्ब का प्रकार	सम्पत्ति का विवरण
1.	श्रीमती जमिला रानी पत्नी श्री सुरेश कुमार वर्मा (कर्जदार), श्री सुरेश कुमार वर्मा पुत्र श्री कबीर चंद (सह-कर्जदार) और श्री अंशु कुमार वर्मा पुत्र श्री संतोष कुमार वर्मा (गारंटर)	₹. 24,24,667/- (रुपये चौबीस लाख चौबीस हजार छह सौ सदसठ मात्र)	₹. 15,00,000/- (रुपये पंद्रह लाख मात्र)	₹. 1,50,000/- (रुपये एक लाख एवं पचास हजार मात्र)	मौलिक	प्लॉट नंबर एच-2, दूसरी मंजिल पीछे की ओर, प्लॉट नंबर ए-1/31, डीएनएफक दिलशाद एक्सटेंशन II, भीपुर, गाजियाबाद, उत्तर प्रदेश-201005 कोहदी - उत्तर - प्लॉट नंबर ए-1/32 पूर्व - प्लॉट नंबर ए-1/16 दक्षिण - प्लॉट नंबर ए-1/30 पश्चिम - सड़क 30 फीट। ज्ञात माप यदि कोई हो: सूच्य
2.	श्री सुरेश रजक पुत्र श्री मणोरम रजक (कर्जदार), श्रीमती. शांति देवी पत्नी श्री सुरेश रजक (सह-कर्जदार) और श्री अनीस कुमार पांडे पुत्र श्री घनश्याम पांडे (गारंटर)	₹. 17,98,816/- (रुपये सत्रह लाख अठारह हजार आठ सौ सोलह मात्र)	₹. 15,00,000/- (रुपये पंद्रह लाख मात्र)	₹. 1,50,000/- (रुपये एक लाख एवं पचास हजार मात्र)	मौलिक	एनएडएआर की प्लॉट नं. गाजियाबाद, यूपी-201005 कोहदी - उत्तर - प्रथम पूर्व - सिटी/प्लॉट नंबर ए-40 दक्षिण - सड़क पश्चिम - प्लॉट नंबर एच-3 ज्ञात माप यदि कोई हो: सूच्य
3.	स्वामी कदा स्वामी पुत्र स्वामी अरुण कुमार (कर्जदार), श्री के. सी कानूनी उत्तराधिकारी। कृष्णा पुत्र स्वामी कदा स्वामी (सह-कर्जदार) और श्री ए. कनक राज पुत्र स्व. अर्जुन (गारंटर)	₹. 12,99,371/- (रुपये बारह लाख नव्याने हजार तीन सौ इकहतर मात्र)	₹. 6,50,000/- (रुपये छ लाख पचास हजार मात्र)	₹. 65,000/- (रुपये पैसठ हजार मात्र)	मौलिक	प्लॉट नंबर एच-1, पहली मंजिल प्लॉट नंबर बी-1/82 डीएनएफक दिलशाद एक्सटेंशन-ए, भीपुर, गाजियाबाद, उत्तर प्रदेश-201005 कोहदी उत्तर - प्लॉट नंबर बी-1/81 पूर्व - 40 फीट। सड़क दक्षिण - प्लॉट नंबर बी-1/83 पश्चिम - प्लॉट नंबर बी-1/87 सड़क। ज्ञात माप यदि कोई हो: सूच्य
4.	स्वामी कदा स्वामी पुत्र स्वामी अरुण कुमार (कर्जदार), श्री के. सी कानूनी उत्तराधिकारी। कृष्णा पुत्र स्वामी कदा स्वामी (सह-कर्जदार) और श्री ए. कनक राज पुत्र स्व. अर्जुन (गारंटर)	₹. 13,39,161/- (रुपये तेरह लाख उन्सतीस हजार एक सौ इकसठ मात्र)	₹. 6,50,000/- (रुपये छ लाख पचास हजार मात्र)	₹. 65,000/- (रुपये पैसठ हजार मात्र)	मौलिक	प्लॉट नंबर एच-2, पहली मंजिल प्लॉट नंबर बी-1/82 डीएनएफक दिलशाद एक्सटेंशन-II, भीपुर, गाजियाबाद, उत्तर प्रदेश-201005 कोहदी - उत्तर - प्लॉट नंबर बी-1/81 पूर्व - 40' सड़क दक्षिण - प्लॉट नंबर बी-1/83 पश्चिम - प्लॉट नंबर बी-1/87 ज्ञात माप यदि कोई हो: सूच्य
5.	श्रीमती सुमन पत्नी श्री अनिल कुमार (कर्जदार), श्री अनिल कुमार पुत्र स्व. सुखपाल सिंह (सह-कर्जदार) और श्री दीपक नेरी पुत्र स्व. रमेश चंद्र शर्मा (गारंटर)	₹. 14,76,983/- (रुपये चौदह लाख सत्रह हजार नौ सौ तिरासी मात्र)	₹. 10,80,000/- (रुपये दस लाख एवं असी हजार मात्र)	₹. 1,08,000/- (रुपये एक लाख एवं आठ हजार मात्र)	मौलिक	संपत्ति संख्या 1/2600-बी, पीएचसी मंडल, एन के अधिकार के साथ, पुराना प्लॉट संख्या 603-ए, खारत संख्या 2931/2975/1091 से बाहर, गली नंबर 6 राम नगर, ग्राम चंद्रगढ़वाली उर्फ शाहदरा में स्थित है। दिल्ली-110032 कोहदी - उत्तर - संख्या 1/2599/अन्य की संपत्ति पूर्व - अन्य संपत्ति दक्षिण - संख्या 1/2601/ दूसरी की संपत्ति पश्चिम - 10' चौड़ी सड़क ज्ञात माप यदि कोई हो: सूच्य
6.	श्री आलम कुरेशी (कर्जदार), श्रीमती शबनम कुरेशी (सह-कर्जदार) और श्री अजय खालिद (गारंटर)	₹. 33,87,886/- (रुपये तीस लाख सत्तासी हजार आठ सौ शिषारी मात्र)	₹. 17,00,000/- (रुपये सत्रह लाख मात्र)	₹. 1,70,000/- (रुपये एक लाख एवं सत्तर हजार मात्र)	मौलिक	एनएडएआर-6, प्रथम तल (फिडल मात्र), प्लॉट संख्या-ए-36, साहलीमाय मार्डन मेनू, डीएनसी पब्लिक स्कूल के पास, गाजियाबाद, उत्तर प्रदेश - 201005 कोहदी - उत्तर - प्लॉट संख्या एनएच-4 पूर्व - प्लॉट संख्या ए-37 दक्षिण - सिमेंट लेन पश्चिम - प्लॉट संख्या एनएच-5 ज्ञात माप यदि कोई हो: सूच्य
7.	श्रीमती नीता (कर्जदार), श्री अमित कुमार (सह-कर्जदार) और श्री मुना कुमार सिंह पुत्र श्री राजाजी सिंह (गारंटर)	₹. 22,62,291/- (रुपये बाईस लाख बासठ हजार दो सौ इक्याने मात्र)	₹. 13,50,000/- (रुपये तेरह लाख पचास हजार मात्र)	₹. 1,35,000/- (रुपये एक लाख एवं पैंतीस हजार मात्र)	मौलिक	एनएडएआर की प्लॉट नंबर बी-5, पहली मंजिल (पीछे की तरफ बाई ओर), प्लॉट नंबर सी-344 (भाग), जनकपुरी, साहिबवादा, गाजियाबाद, उत्तर प्रदेश-201005 कोहदी - उत्तर - प्रथम - अग्र प्लॉट-अली खान पूर्व - अग्रवाला डॉ. अशोक रंजित दक्षिण - प्लॉट को हिस्सा पश्चिम - 25 फीट चौड़ी सड़क ज्ञात माप यदि कोई हो: सूच्य
8.	श्रीमती मोंनिका (कर्जदार), श्री सुरेश चौधरी (सह-कर्जदार)	₹. 24,10,857/- (रुपये चौबीस लाख दस हजार आठ सौ सत्ताना मात्र)	₹. 16,50,000/- (रुपये सोलह लाख एवं पचास मात्र)	₹. 1,65,000/- (रुपये एक लाख एवं पैसठ हजार मात्र)	मौलिक	प्लॉट नंबर सी-1, प्रथम तल, दायीं पक्ष, प्लॉट नंबर सी-24, शाहीनार मार्डन एक्सटेंशन-II, साहिबवादा, गाजियाबाद, उत्तर प्रदेश-201005 कोहदी - उत्तर - गली 12 फीट चौड़ी पूर्व - सड़क 40 फीट दक्षिण - प्लॉट नंबर सी-24 का हिस्सा पश्चिम - प्लॉट गौर एनकेलेव ज्ञात माप यदि कोई हो: सूच्य
9.	श्री सुरेश चौधरी (कर्जदार), श्रीमती मोंनिका (सह-कर्जदार) और श्री मोहित कुमार पुत्र श्री मोहन लाल वर्मा (गारंटर)	₹. 31,33,355/- (रुपये इकतीस लाख तीस हजार तीन सौ पचापन्न मात्र)	₹. 16,50,000/- (रुपये सोलह लाख एवं पचास मात्र)	₹. 1,65,000/- (रुपये एक लाख एवं पैसठ हजार मात्र)	मौलिक	प्लॉट नंबर बी-2, प्रथम तल, दायीं पक्ष, प्लॉट नंबर सी-24, शाहीनार मार्डन एक्सटेंशन-ए, साहिबवादा, गाजियाबाद, उत्तर प्रदेश-201005 कोहदी - उत्तर - गली 12 फीट चौड़ी पूर्व - सड़क 40 फीट दक्षिण - प्लॉट नंबर सी-24 का हिस्सा पश्चिम - प्लॉट गौर एनकेलेव ज्ञात माप यदि कोई हो: सूच्य

विक्री के विस्तृत नियम और शर्तों केन फिन होम्स लिमिटेड की आधिकारिक वेबसाइट (www.canfinhomes.com) पर उपलब्ध कराई गई हैं। ई-नीलामी में भाग लेने के लिए लिंक: www.safesai.auctonfiger.net

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जबकि अधोहस्ताक्षरी ने वित्तीय परिसंपत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित अधिनियम के प्रवर्तन के बैंक ऑफ इंडिया, पीसीबी शाखा का प्राधिकृत अधिकारी होने तथा प्रतिभूति हित (प्रवर्तन) नियमावली 2002 (2002 का 54) के (नियम 3) के साथ पठित धारा 13(12) के अधीन प्रदत्त शक्तियों के अंतर्गत उधारकर्ता-सुशी वैशाली जयसवाल पुत्री सुरेश कुमार जयसवाल शोपराइटर मेसर्स वैशाली ट्रेडर्स (उधारकर्ता) और गारंटर - श्री सुशील कुमार जयसवाल पुत्र स्वामी बंधे लाल जयसवाल (गारंटर-बंधककर्ता), श्री नरेश कुमार जयसवाल पुत्र स्व. बंधे लाल जयसवाल (गारंटर-बंधककर्ता) और श्रीमती किरण जयसवाल पत्नी श्री विजय कुमार जयसवाल (गारंटर-बंधककर्ता), सभी: मकान नं. 187, मोहल्ला- तुलाराम पीसीबी, यूपी-262001 (आवासीय पता) और मकान नं. 71, वाई नंबर 1, मोहल्ला- एकला नगर, पीसीबी, यूपी-262001 (आवासीय पता), पुराना मकान नं. 142ए और नया मकान नंबर 256, वाई नं. 10, मुहल्ला- तुलाराम, पीसीबी, यूपी-262001 (संपत्ति का पता) को मांग सूचना दिनांक 23.04.2024 को जारी किया था जिसमें मांग सूचना में उल्लिखित राशि रु. 50,13,177.05 (रु. पचास लाख तेरह हजार एक सौ सत्तर और पैसे पाँच मात्र) दिनांक 23.04.2024 तक और भविष्य का ब्याज, लागत, खर्च एवं अन्य आकरिमिक प्रभार इत्यादि सहित उक्त सूचना की प्राप्ति की तिथि से 60 दिनों के अंदर प्रति भुगतान करने को कहा गया था उधारकर्ता/गारंटर राशि का प्रतिभूतिगत करने में असफल हो गये हैं, इसलिए एनएडएआर उधारकर्ता/गारंटर तथा जनसाधारण को एनएडएआर 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, पीसीबी शाखा, सरताना भवन, बीएसएल बस स्टैंड के सामने, जिला पीसीबी, यूपी-262001 के प्रभार वाले रु. 50,13,177.05 (रु. पचास लाख तेरह हजार एक सौ सत्तर और पैसे पाँच मात्र) दिनांक 23.04.2024 तक और भविष्य का ब्याज, लागत, खर्च एवं अन्य आकरिमिक प्रभार इत्यादि सहित के अधीन होगा। उधारकर्ताओं का ध्यान एक्ट की धारा 13 की उप धारा (8), के प्राधान्यों के अंतर्गत सुरक्षित परिसंपत्तियों के मुक्त करने हेतु उपलब्ध समय सीमा को ओर आकर्षित किया जाता है।

अचल संपत्ति का विवरण

सम्पत्ति वह समस्त भाग एवं अंश जोकि रियासी विहिलिंग जोकि पुराना मकान नं. 142ए, नया मकान नं. 50,13,177.05 (रु. पचास लाख तेरह हजार एक सौ सत्तर और पैसे पाँच मात्र) 262001 में स्थित, क्षेत्रफल 272.27 वर्ग मी., यह संपत्ति श्री सुशील कुमार जयसवाल पुत्र स्वामी बंधे लाल जयसवाल (गारंटर-बंधककर्ता), श्री नरेश कुमार जयसवाल पुत्र बंधे लाल जयसवाल (गारंटर-बंधककर्ता) और श्रीमती किरण जयसवाल पत्नी विजय कुमार जयसवाल (गारंटर-बंधककर्ता) के नाम पर है। चौकीद: उत्तर में - वायव्य का मकान, दक्षिण में - नारायण का मकान, पूर्व में - सड़क, पश्चिम में - डॉ. राणा का मकान।

दिनांक: 03-01-2025, स्थान: नोएडा प्राधिकृत अधिकारी, बैंक ऑफ इंडिया

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

नियम 8(1) देखें कब्जा सूचना (अचल सम्पत्ति हेतु)

जबकि अधोहस्ताक्षरी ने वित्तीय परिसंपत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित अधिनियम के प्रवर्तन के बैंक ऑफ इंडिया, बीएसएल शाखा का प्राधिकृत अधिकारी होने तथा प्रतिभूति हित (प्रवर्तन) नियमावली 2002 (2002 का 54) के (नियम 3) के साथ पठित धारा 13(12) के अधीन प्रदत्त शक्तियों के अंतर्गत उधारकर्ता- (उधारकर्ता) श्रीमती सत्य प्रभा पत्नी स्वामी हरीश कुमार गंगवार (सूत उधारकर्ता स्वामी हरीश कुमार गंगवार पुत्र हेमराज की संपत्ति के कानूनी उत्तराधिकारी और सह-उधारकर्ता) और श्री आशीष गंगवार पुत्र स्वामी हरीश कुमार गंगवार (भूख कर्तवार स्वामी हरीश कुमार गंगवार पुत्र हेमराज की संपत्ति के कानूनी उत्तराधिकारी, दोनों ग्राम-सुंदरपुर, पोस्ट- चंडपुर, बीएसएल, जिला- पीसीबी, यूपी-262201 (आवासीय पता), मकान नं. 176 और 177, वाई नं. 1, मुहल्ला- दुर्गा प्रसाद, बीएसएल, जिला-पीसीबी, यूपी-262201 (संपत्ति का पता) और प्लॉट नं. 150, गांव- दुर्गीपुर बडगावा, बीएसएल, जिला-पीसीबी यूपी-262201 (संपत्ति का पता) को मांग सूचना दिनांक 05.02.2024 को जारी किया था जिसमें मांग सूचना में उल्लिखित राशि रु. 15,66,484.76 (रु. पंद्रह लाख छियासठ हजार चार सौ चौरासी और पैसे छहतर मात्र) दिनांक 05.02.2024 तक और भविष्य का ब्याज, लागत, खर्च एवं अन्य आकरिमिक प्रभार इत्यादि सहित उक्त सूचना की प्राप्ति की तिथि से 60 दिनों के अंदर प्रति भुगतान करने को कहा गया था उधारकर्ता/गारंटर राशि का प्रतिभूतिगत करने में असफल हो गये हैं, इसलिए एनएडएआर उधारकर्ता/गारंटर तथा आम जनता को सूचित 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 उक्त प्रदत्त शक्तियों के अंतर्गत दिनांक 03.01.2025 को लिया है। विशेष रूप से उधारकर्ता/गारंटर तथा जनसाधारण को एनएडएआर 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, बीएसएल शाखा, बीएसएल पीसीबी रोड, चारा पर्वत चौराहा, हरियाली बाजार के पास, पोस्ट बीएसएल, पीसीबी, यूपी-262201 के प्रभार वाले रु. 15,66,484.76 (रु. पंद्रह लाख छियासठ हजार चार सौ चौरासी और पैसे छहतर मात्र) दिनांक 05.02.2024 तक और भविष्य का ब्याज, लागत, खर्च एवं अन्य आकरिमिक प्रभार इत्यादि सहित के अधीन होगा। उधारकर्ताओं का ध्यान एक्ट की धारा 13 की उप धारा (8), के प्राधान्यों के अंतर्गत सुरक्षित परिसंपत्तियों के मुक्त करने हेतु उपलब्ध समय सीमा को ओर आकर्षित किया जाता है।

अचल संपत्ति का विवरण

1. सम्पत्ति वह समस्त भाग एवं अंश जोकि रियासी संपत्ति मकान नं. 176 और 177, वाई नं. 1, मोहल्ला- दुर्गा प्रसाद, बीएसएल, जिला पीसीबी यूपी-262201, क्षेत्रफल 31.41 वर्ग मी. यह संपत्ति स्वामी हरीश कुमार गंगवार (उधारकर्ता - बंधककर्ता) के नाम पर है। चौकीद: उत्तर में - बेराज का मकान, दक्षिण में - चाराजील का मकान, पूर्व में - जंग बहादुर का खेत, पश्चिम में - रामसीला रोड

2. सम्पत्ति वह समस्त भाग एवं अंश जोकि रियासी संपत्ति प्लॉट नं.150, गांव- दुर्गीपुर बडगावा, बीएसएल, जिला- पीसीबी यूपी-262201, क्षेत्रफल 3969.40 वर्ग मीटर, यह संपत्ति स्वामी हरीश कुमार गंगवार (उधारकर्ता - बंधककर्ता) के नाम पर है। चौकीद: उत्तर में - चक रोड, दक्षिण में - दया राम का खेत, पूर्व में - उमा चरण मेकुलाल का खेत, पश्चिम में - नमक लाल का खेत

दिनांक : 03-01-2025, स्थान : नोएडा प्राधिकृत अधिकारी, बैंक ऑफ इंडिया