



September 25, 2023

The Secretary  
BSE Limited  
Pheeroze Jeejeebhoy Towers,  
Dalal Street, Fort,  
Mumbai – 400 001  
**Scrip Code: 533261**

The Secretary  
National Stock Exchange of India Limited  
Exchange Plaza, 5<sup>th</sup> Floor  
Plot No- 'C' Block, G Block  
Bandra-Kurla Complex, Bandra East  
Mumbai-400051  
**Scrip Code: EROSMEDIA**

**SUB: Newspaper advertisement for Errata to the Annual Report for financial year 2022-23**

Dear Sir/Madam

In terms of Regulation 47 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, please find enclosed herewith the clipping of Errata to the Annual Report of Eros International Media Limited for financial year ended March 31, 2023 published in the English and Marathi newspapers namely "The Free Press Journal" and "Navshakti" dated September 23, 2023.

You are requested to take the above on record.

Thanking you,

Yours faithfully,

for **Eros International Media Limited**

**Vijay Thaker**  
**VP - Company Secretary & Compliance Officer**

*Encl: As above*

**EROS INTERNATIONAL MEDIA LIMITED**

Regd Off: 901/902, Supreme Chambers, Off Veera Desai Road, Andheri (West), Mumbai – 400053.  
Tel.: +91-22-6602 1500 | Fax: +91-22-6602 1540 | E-mail: eros@erosintl.com | Website: www.erosmediaworld.com  
CIN No. L99999MH1994PLC080502

**DEVINSU TRADING LIMITED**  
 Regd Office: 82, Maker Chambers III, Nariman Point, Mumbai 400021.  
 Tel. No.: 022 - 2204 2554 - Email: devinsutradings@gmail.com  
 CIN: L51900MH1986PLC03683

**NOTICE OF ADJOURNED ANNUAL GENERAL MEETING**

Notice is hereby given that the 38th Annual General Meeting of the members of the Company which was held on Friday, 22nd September, 2023 was adjourned for the want of quorum. The meeting will now be held on the same day in the next week at the same time and same place i.e. on Friday 29th September, 2023 at the Registered Office of the Company at 82, Maker Chambers III, Nariman Point, Mumbai - 400 021 at 11.00 am to transact the business as specified in the Notice convening the 38th Annual General Meeting which was sent by permitted mode as per the provisions of the Companies Act, 2013 and Rules framed thereunder to every concerned shareholders individually.

For Devinsu Trading Limited  
 Sd/-  
**Rajan Sawant**  
 Whole Time Director  
 DIN: 08562840

Date : 22nd September 2023  
 Place : Mumbai

**PUNCTUAL TRADING LIMITED**  
 Regd Office: 11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai 400021.  
 Tel: 022 - 6115 5300 - Email: punctualtrading@gmail.com  
 CIN: L67120MH1986PLC03919

**NOTICE OF ADJOURNED ANNUAL GENERAL MEETING**

Notice is hereby given that the 37th Annual General Meeting of the members of the Company which was held on Friday, 22nd September, 2023 was adjourned for the want of quorum. The meeting will now be held on the same day in the next week at the same time and same place i.e. on Friday 29th September, 2023 at the Registered Office of the Company at 11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai - 400 021 at 02.30 p.m. to transact the business as specified in the Notice convening the 37th Annual General Meeting which was sent by permitted mode as per the provisions of the Companies Act, 2013 and Rules framed thereunder to every concerned shareholders individually.

For Punctual Trading Limited  
 Sd/-  
**Manoj Dadich**  
 Whole Time Director  
 DIN: 00374923

Date : 22nd September 2023  
 Place : Mumbai

**FORM G  
 INVITATION FOR EXPRESSION OF INTEREST FOR  
 SOMERSET CONSTRUCTION PRIVATE LIMITED  
 OPERATING IN CONSTRUCTION ACTIVITY, MUMBAI  
 (Under Regulation 36A (1) of Insolvency & Bankruptcy Board of India  
 (Insolvency Resolution Process for Corporate Entities) Regulations, 2016)**

RELEVANT PARTICULARS	
1. Name of the corporate debtor along with PAN/CIN/LLP No.	<b>SOMERSET CONSTRUCTION PRIVATE LIMITED</b>
2. Address of the registered office	ROOM No. 05, CAPRI, 3RD FLOOR, ANANT KANEKAR MARG, BANDRA (EAST), MUMBAI MH 400051.
3. URL of website	Not available
4. Details of place where majority of fixed assets are located	Village Advaili, Gram Panchayat- Rohinjand, Taluka Panvel, District Raigad
5. Installed capacity of main products/ services	SR no.: 37, 42A, 89A and 90B located at village Advaili.
6. Quantity and value of main products/ services sold in last financial year	Not available
7. Number of employees/ workmen	No employees are available
8. Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at:	Last financial available with RP as on 31-03-2018. Further details can be obtained by sending an email to : <a href="mailto:circ.somerset@gmail.com">circ.somerset@gmail.com</a>
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at:	For detailed EOI and eligibility criteria, please contact on: <a href="mailto:circ.somerset@gmail.com">circ.somerset@gmail.com</a>
10. Last date for receipt of expression of interest	08-10-2023
11. Date of issue of provisional list of prospective resolution applicants	18-10-2023
12. Last date for submission of objections to provisional list	23-10-2023
13. Date of issue of final list of prospective resolution applicants	02-11-2023
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	23-10-2023
15. Last date for submission of resolution plans	22-11-2023
16. Process email id to submit EOI	<a href="mailto:circ.somerset@gmail.com">circ.somerset@gmail.com</a>

Mr. **Snehal Kamdar**  
 Resolution Professional in the matter of M/s Somerset Construction Private Limited vide Hon'ble NCLT order dated 25th July 2023, received to IRP on 26th July, 2023  
 Reg. No.: IBBI/IPA-001/IP-P00415/2017-18/10738  
 AFA Validity till 09-02-2024

Project-specific address for correspondence: 301-302, Poonam Pearls, Opposite to New India Colony, Next to Himachal Society, Andheri West, Mumbai - 400 058.  
 Reg. Email ID with IBBI : [Snehal.Kamdar@ijkandco.com](mailto:Snehal.Kamdar@ijkandco.com)

Date: 22<sup>nd</sup> September 2023  
 Place: Mumbai

**EROS INTERNATIONAL MEDIA LIMITED**  
 CIN: L99999MH1994PLC080502  
 Registered Office: 901/902, Supreme Chambers, Off. Veera Desai Road, Andheri West, Mumbai - 400 053, Maharashtra, India.  
 Phone: +91 22 66021500, Fax: +91 22 66021540  
 Email: [compliance.officer@erosintl.com](mailto:compliance.officer@erosintl.com), Website: [www.erosmediaworld.com](http://www.erosmediaworld.com)

**ERRATA TO THE ANNUAL REPORT FOR THE FINANCIAL YEAR 2022-23**

Notice is hereby given to all the Members of Eros International Media Limited ("the Company") to clarify that the following parts of the Annual Report 2022-23 at pages 13, 23, 34, 43, 46, 48, 50, 56, 57, 58, 59, 60, 62, 63, 64, 65, 66, 67, 68, 69, 71, 72, 75, 77, 78, 79, 80, 81, 82, 84, 85, 86, 87, 88, 89, 93, 94, 96, 98, 99, 100, 102, 107, 108, 113, 115, 117, 118, 119, 121, 122, 127, & 133 are corrected and taken to read as mentioned in the given weblink [https://erosmediaworld.com/wp-content/uploads/2023/09/Eros-Annual-Report-2022-23\\_ERRATA.pdf](https://erosmediaworld.com/wp-content/uploads/2023/09/Eros-Annual-Report-2022-23_ERRATA.pdf) instead of inadvertently printed, published and circulated in the Annual Report 2022-23.

The Members are also requested to note that except for the change(s) mentioned above, all other information as disclosed in the Annual Report 2022-23 remains unchanged and there is no impact on the financial statements. The Annual Report and the Errata should be read in conjunction. We regret for inconvenience caused.

For Eros International Media Limited  
 Sd/-  
**Vijay Thaker**  
 VP-Company Secretary & Compliance Officer

Place: Mumbai  
 Date: September 22, 2023

**बैंक ऑफ इंडिया BOI**  
 Bank of India

Mahalaxmi Branch  
 Ground Floor, Sambhav Tirth CHSL,  
 2-A, Bhulabhai Desai Road, Haji Ali, Mumbai-400 026.  
 Tel. :-1-91-22-2351 4642 / 2351 1599 / 2352 6015 23525635 / 2351 6037/2351 2911 / 2353 8915  
[mahalaxmi.mumbaiof@bankofindia.co.in](mailto:mahalaxmi.mumbaiof@bankofindia.co.in), [www.bankofindia.com](http://www.bankofindia.com)

**POSSESSION NOTICE**  
 (For Moveable / Immoveable property)

Possession of the Securities charged to the Bank under Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

To,

M/S. Next Level Fitness (Proprietress : Mrs. Suchitra Santosh Pedamkar (Proprietress) (Firms : M/S. Next Level Fitness) Shop No. 9,10 & 11, Building No. 35, Near Ram Mandir, Kher Nagar, Bandra-East, Mumbai-400051, Maharashtra.	Mrs. Suchitra Santosh Pedamkar (Proprietress) (Firms : M/S. Next Level Fitness) Flat no. 203, 2nd Floor, Building No. 13-A, Prathamesh CHSL, Sahakar Nagar, New MHADA, Chembur, Mumbai-400071, Maharashtra.
--	---

Whereas

The undersigned, being the authorized officer, of Bank of India, Mahalaxmi Branch, Ground floor Sambhav Tirth CHSL, 2-A, Bhulabhai Desai Road, Haji Ali, Mumbai-400 026, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and in exercise of the powers conferred under Section 13(2) read with rule 8 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 19.07.2023, calling upon the Borrower, Mrs. Suchitra Santosh Pedamkar to repay the amount mentioned in the notice being Rs. 1,14,77,872.73 (Rupees One crore fourteen lakhs seventy-seven thousand eight hundred seventy-two paise seventy-three only) plus interest within a period of 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrower and the public that the undersigned has taken possession of the property described here in below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules on this 21st day of September, of the year 2023.

The Borrower, in particular, and the public in general, are hereby cautioned not to deal with the property are any dealings with the property will be subject to the charge of the Bank of India for total amount of being Rs. 1,14,77,872.73 (Rupees One crore fourteen lakhs seventy-seven thousand eight hundred seventy-two paise seventy-three only) thereon.

**Description of Moveable / Immoveable Property**

All the part and parcel of the property consisting of In Cafes Credit & Term Loan - Stock, Plant and machinery, fixtures and fittings erected and installed thereon (both present and future) lying at Shop 9,10 & 11, Building, No. 35, Near Ram Mandir, Kher Nagar, Bandra-East, Mumbai-400 051

Immoveable property situated at Flat No. 203, 2nd Floor, Area admeasuring 437 sq.ft. (Carpet Area) equivalent to 620 sq.ft. (built up) Building No. M-18 in the Prathamesh CHSL situated at New MHADA Colony, Sahakar Nagar, Opp. Railway Station, Chembur (E), Chembur, Mumbai-400 071, Village-Chembur, Taluka-Kurla standing in the name of Mr. Santosh Motiram Pedekar.

Sd/-  
**(B. Srinagesh)**  
 Chief Manager & AUTHORIZED OFFICER

Date : 21.09.2023

**Court Room No. 3  
 IN THE BOMBAY CITY CIVIL COURT AT DINDOSHI, BOMBAY  
 COMMERCIAL SUMMARY SUIT No. 134 OF 2023 (UNDER  
 ORDER XXXVII RULE 2 OF CIVIL PROCEDURE CODE 1908)**

**THE FEDERAL BANK LIMITED**  
 A Limited Company duly incorporated under Indian Companies Act, 1956 having their Registered Office at Aluva, Ernakulam, Kerala-683101 & Branch Office amongst other places at Branch Andheri (East), Plot No. 36, Daisy Residency, Opp. Shree Punjab Gurudwara, Mahakali Caves Road, Andheri (East), Mumbai-400 093

...PLAINTIFF

**VERSUS**

**ANIL JAGANNATH GUPTA**  
 Adult, Indian inhabitant having address at Flat No. 1503, Mita Heights Co-op. Hsg. Soc. Ltd., Plot No. 51/B, Sector No. 20, Near Ramsay Thakur, Kharghar, Navi Mumbai-410210.

And also at A/1703, Regency Crest, Plot No. 40, Sector 19, Kharghar, Navi Mumbai-410210

And also at Oil and National Gas Corporation Ltd. ONGC, NBP GH, "G" Block, BKC, Bandra (East), Mumbai-400 051.

...DEFENDANT

TAKE NOTICE that, this Hon'ble Court will be moved before his Honour Judge SMT. S. S. TDKAR presiding in the Court Room No. 3 on 20th day of October, 2023 at 11.00 a.m. in the forenoon by the above named Plaintiff for following reliefs :-

a) Defendant be decreed and ordered to pay to the Plaintiff an aggregate amount of Rs. 12,59,282.49 (Rupees Twelve Lakhs Fifty-Nine Thousand Two Hundred Eighty Two and Raise Forty Nine Only) as per the Particulars of Plaintiffs' of Claim at Exhibit "H" hereto together with further interest on the said aggregate amount @ 11.05% per annum with monthly rest plus penal interest @2% from the date of filing of the suit till payment.

(b) That the Defendants may be directed to pay to the Plaintiff their cost of the suit and professional cost.

Dated on this 16th day of October, 2023.

Sd/-  
 Addl. Registrar City Civil Court, Mumbai

Sd/-  
 Sealer

**ADITYA BIRLA CAPITAL**  
 Registered Office - Indian Rayon Compound, Veraval, Gujarat - 362666  
 Branch Office - G Corporation Tech Park, Kasarvadavali, Ghodbunder Road, Thane -400607 (MH)

**ADITYA BIRLA HOUSING FINANCE LIMITED**  
 Registered Office - Indian Rayon Compound, Veraval, Gujarat - 362666  
 Branch Office - G Corporation Tech Park, Kasarvadavali, Ghodbunder Road, Thane -400607 (MH)

**DEMAND NOTICE**  
 (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

**SUBSTITUTED SERVICE OF NOTICE U/S 13 (2) OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

Notice is hereby given to the borrowers as mentioned below since they have defaulted in repayment of the credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice as on Date
1	<b>1. Daljit Singh Manjit Singh Sokhi</b> Flat No. 505, Building No. X2, Sheltrex, Akurle, Near Tmc Project, Raigad, Maharashtra-410201 <b>2. Satnam Kaur Daljit Singh Sokhi</b> Flat No. 505, Building No. X2, Sheltrex, Akurle, Near Tmc Project, Raigad, Maharashtra-410201 <b>3. Daljit Singh Manjit Singh Sokhi</b> Room No 712, A-Wing, 8th Floor, Om Shiv Shakti Chs, Puntabi Colony, Gtb Nagar, Near Hardeep Punjab Hotel, Mumbai City, Mumbai, Maharashtra-400037 <b>4. Satnam Kaur Daljit Singh Sokhi</b> Room No 712, A-Wing, 8th Floor, Om Shiv Shakti Chs, Puntabi Colony, Gtb Nagar, Near Hardeep Punjab Hotel, Mumbai City, Mumbai, Maharashtra-400037 <b>5. Daljit Singh Manjit Singh Sokhi</b> C/O Guru Dardshan Tyres & Scooter B-11, Ground, Swami Vivekanand Chs, Sardar Nagar, Gtb Nagar, Mumbai, Maharashtra-400022. <b>Loan Account No.</b> LNKALDHL-09180012694 & LNKALDHL-09180012790	08-09-2023	14.09.2023	Rs. 4,52,989.48/- (Rupees Four Lakh Fifty Two Thousand Nine Hundred Eighty Nine and Forty Eight Paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 12.09.2023.
2	<b>1. Madhavi Harshad Lashkar</b> Survey No. 73, Hissa No. 2, 1st, 101 Village-Nandivli, Dombivli East, Siddhivayak Park Chs, Near Sarvodaya Orchid, Thane, Maharashtra-421306. <b>2. Madhavi Harshad Lashkar</b> Rp Residency, Deshpande Rd. C.306, Dombivli East, Thane, Maharashtra-421301. <b>3. Harshad Vasant Lashkar</b> Survey No. 73, Hissa No. 2, 1st, 101 Village-Nandivli, Dombivli East, Siddhivayak Park Chs, Near Sarvodaya Orchid, Thane, Maharashtra-421306. <b>4. Harshad Vasant Lashkar</b> Rp Residency, Deshpande Rd. C.306, Dombivli East, Thane, Maharashtra-421301. <b>5. Harshad Vasant Lashkar</b> C/O 03, 2nd Floor, Saritkupa Building, Dr. Rajendra Prasad Road, Dombivli East, Near Ishwar Hospital, Kalyan Thane, Maharashtra - 421201 <b>6. Madhavi Harshad Lashkar</b> Room No. 03, 2nd Floor, Saritkupa Building, Dr. Rajendra Prasad Road, Dombivli East, Near Ishwar Hospital, Kalyan Thane, Maharashtra - 421201 <b>7. Madhavi Harshad Lashkar</b> C/O Lineage Visions Private Limited B4, Parasrah Industrial Complex, Marikoli-Arjunghata Road, Bhiwandi, Thane, Maharashtra-421302. <b>8. Harshad Vasant Lashkar</b> C/O Shreenath Enterprises Central Facility Bldg, Off No. 225, 3rd Floor, Fruit Market, Sec 19, Turbhe, Thane, Maharashtra-400705. <b>Loan Account No.</b> LNBRLRHL-1021104678 & LNBRLRHL-1021104679	08-09-2023	14.09.2023	Rs. 28,57,994/- (Rupees Twenty Eight Lakh Fifty Seven Thousand Nine Hundred Ninety Four Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 13.09.2023.
3	<b>1. Rupesh Ravindra Vedak</b> Flat No 1907, 19th Floor, Building 24, Sheltrex Smart Phone City, Village Akurle Karjat West, Raigad, Maharashtra-410201 <b>2. Sunil Rupesh Vedak</b> Flat No 1907, 19th Floor, Building 24, Sheltrex Smart Phone City, Village Akurle Karjat West, Raigad, Maharashtra-410201 <b>3. Rupesh Ravindra Vedak</b> Near Shree Samarth Vidyalaya, Jogeshwari East, 2/8 Namsingh Chawl, Bhandarkar Wadi, Mumbai City, Maharashtra-400060 <b>4. Sunil Rupesh Vedak</b> Near Shree Samarth Vidyalaya, Jogeshwari East, 2/8 Namsingh Chawl, Bhandarkar Wadi, Mumbai City, Maharashtra-400060 <b>5. Rupesh Ravindra Vedak</b> 2/8 Namsingh Chawl, Bhandarkar Wadi, Near Shree Samarth Vidyalaya, Jogeshwari East, Mumbai, Maharashtra-400060 <b>6. Sunil Rupesh Vedak</b> 2/8 Namsingh Chawl, Bhandarkar Wadi, Near Shree Samarth Vidyalaya, Jogeshwari East, Mumbai, Maharashtra-400060 <b>7. Rupesh Ravindra Vedak</b> C/O Vedak & Sons 10, Ground Floor, 23, Dhankush Bldg, Kantiwaver Rajgururam, Girgaon, Maharashtra-400004. <b>Loan Account No.</b> LNKALDHL-0618000959 & LNKALDHL-0618000897	08-09-2023	14.09.2023	Rs. 9,03,998.68/- (Rupees Nine Lakh Three Thousand Nine Hundred Ninety Eight and Sixty Eight Paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 12.09.2023.

**DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED:** All That Piece And Parcel Of Flat No. 101, On 1st Floor, In The Building Known As Siddhivayak Park Co-Operative Housing Society, Situated At Survey No. 73, Hissa No. 2, Village-Nandivli, Dombivli East, Tal Kalyan, Dist. Thane, Maharashtra-421306, Admeasuring Area 665 Sq. Ft. Built Up Area.

**DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED:** All That Piece And Parcel Of Flat No. 1907, Admeasuring 28.40 Sq. Mtrs. I.E. 305.70 Sq. Ft., On The 19th Floor, Building No. 24, Sheltrex Smart Phone City Project 2, Constructed On Land Bearing Gat No. 27, 28, 29, 31, 32, 33, 34, 35/1, 37, 38/1 & 41/5, Village Akurle, Taluka Karjat, District Raigad, Maharashtra-410201. **And Bounded As:** East: Open Top Site: Ulhas River North: Forest South: Shirse Village.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s)together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences. Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (6) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 23.09.2023  
 Sd/-  
 Place: MUMBAI  
 (Aditya Birla Housing Finance Limited)

**ADITYA BIRLA CAPITAL**  
 Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013  
 Circle Office :- Capri Global Capital Limited :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

**APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]  
 Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorized Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned. For recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	<b>1. M/s Wadhwa Builders LLP</b> ("Borrower") <b>1. Mr. Suresh Lakhmohad Wadhwa (Now Deceased)</b> <b>2. Mr. Ashish Suresh Wadhwa</b> <b>3. Mr. Ankit Suresh Wadhwa</b> <b>4. Mrs. Lata Suresh Wadhwa</b> (Co-borrower) <b>LOAN ACCOUNT NO.</b> <b>LNCOCMUT1000005270</b> <b>Rupees 6,67,15,750/-</b> (Rupees Six Crores Sixty Seven Lacs Seventeen Thousand Five Hundred Fifty Only) as on 22.09.2023 along with applicable future interest	All Piece and Parcel of Entire 11th and 12th Floor, Building No. 2, Shiv Valley, Godrej Hill Road, Kalyan West, Thane, Maharashtra-421301. and bounded as: East By: Internal Road, West By: Internal Road, North By: Godrej Hill, South By: Internal Road.	<b>1. E-AUCTION DATE:</b> 27.10.2023 <b>(Between 3:00 P.M. to 4:00 P.M.)</b> <b>2. LAST DATE OF SUBMISSION OF EMD WITH KYC:</b> 26.10.2023 <b>3. DATE OF INSPECTION:</b> 25.10.2023	<b>RESERVE PRICE: Rs. 4,15,00,000/- (Rupees Four Crores Fifteen Lacs Only).</b> <b>EARNED MONEY DEPOSIT: Rs. 41,50,000/- (Rupees Forty One Lacs Fifty Thousand Only)</b> <b>INCREMENTAL VALUE: Rs. 1,00,000/- (Rupees One Lac Only)</b>

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

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

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or ratification on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited. Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash, own power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-61200513/578796/559/58/587/594/), Mr. Ramprasad Sharma Mob. 800-002-3297/79-61200559. Email: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net).
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Capital Limited" on or before 26-Oct-2023.
- The intending bidders should submit the bid duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited (Regulatory Office) 301 - 302, 3rd Floor, 927 - Sanas Memories, F C Road, Shivaji Nagar, Pune - 411004 or 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 latest by 03:00 PM on 26-Oct-2023. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. .... (as mentioned above) for property of "Borrower Name".
- After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorized Officer, Capri Global Capital Limited, Maharashtra Office at 301 - 302, 3rd Floor, 927 - Sanas Memories, F C Road, Shivaji Nagar, Pune - 411004 or 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604, Regional Office and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hours of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorized officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorized Officer, failing which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
- Sale Certificate will be issued by the Authorized Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorized Officer is final, binding and unquestionable.
- All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- Movable items (if any) lying in the property is not offered with this sale.
- For further details and queries, contact Authorized Officer, Capri Global Capital Limited: Mr. Shankey Gupta Mo. No. 9136936577 and for further inquiry Ms. Kalpana Chetanwala-7738039346.
- This publication is also 30 (Thirty) days notice to the Borrower / Mortgage / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

**Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Capital Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situations and are able to participate in the auction successfully.**

Place: THANE Date : 23-Sep-2023  
 Sd/- (Authorized Officer) Capri Global Capital Ltd.

## Aadhar Housing Finance Ltd.

Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069  
 Virar West Branch : Office No. - 2, 1st Floor, Sandeep House, Turupati Nagar, Opp. Royal Academy School, M.B. Estate Road, Virar - West, Thane - 401303 (MH). Authorized Officer: Sachin Vasant Rokade, Mob. : 9702732041  
 Kalyan Branch : Office No.401, 4th Floor, Bldg No.3, Sarvoday Enclaves, Opp Ramdev Hotel, Agra Road, Sahajand Chowk, Kalyan West, Dist Thane-421202, Maharashtra  
 Authorized Officer: Arun Sahebrao Patankar, Mob. : 9594095941



### PROPERTY FOR SALE UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH PRIVATE TREATY

Whereas the Authorized Officer, Aadhar Housing Finance Limited (AHFL) has taken the Possession u/s 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The SARFAESI Act, 2002) of the property ("the Secured Asset") given below The Authorized Officer has received offer of Sale from some interested party against the above mentioned Secured Asset under the SARFAESI Act for recovery of the Secured Debt. Now, the Authorized Officer is hereby giving the Notice to Sale of the above said property through Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Details of the Account are as follows:

Sl. No.	Loan Code No. / Branch	Name of the Borrower/ Co-Borrowers	Demand Notice Date & Amount	Reserve Price (RP)	Total Outstanding Loan Amount	Description of the Secured Asset
1	(Loan Code No. 1220000196/ Virar West Branch)	<b>Sunil Trilochan Yadav</b> (Borrower) <b>Meenakumari Sunilkumar Yadav</b> (Co-Borrower) <b>Sudhir Shirke</b> (Guarantor)	13-06-2022 & ₹ 10.30,515/-	₹ <b>5,75,000/-</b>	₹ <b>12,57,148/-</b> (Rs. Twelve Lacs Fifty Seven Thousand One Hundred Forty Eight Only) as on 31-08-2023	All that part & parcel of property bearing, 40 B Plot No 07 F No 305 3rd Fr Shri Sai Apartment Bat Wanagar Greendm Zanzoril Road Bandatthe, Thane, Maharashtra, 401201 <b>Boundaries:</b> East : Wadi, West : Wadi, North: Wadi, South: Wadi ( <b>Symbolic Possession</b> )
2	(Loan Code No. 07400001583/ Kalyan Branch)	<b>Ganesh Amritlal Kanojiya</b> (Borrower) <b>Sujit Gupta</b> (Guarantor)	11-07-2022 & ₹ 5.88,258/-	₹ <b>6,50,000/-</b>	₹ <b>1,63,535/-</b> (Rs. One Lac Sixty Three Thousand Five Hundred Thirty Five Only) as on 15-09-2023	All that part & parcel of property bearing, S No 85 H No 2 Flat No 303 3rd Floor A Wing Ekveera Colony Nr Guravalli Railway Fatak Gurav Ali Railway Fatak Road G, Thane, Maharashtra, 421605 <b>Boundaries:</b> East : B-Wing, West : Open Space, North : Open, Flat No 3

