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INITIAL PUBLIC OFFERING OF EQUITY SHARES OF THE COMPANY ON THE MAIN BOARD OF THE BSE LIMITED ("BSE") AND NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE", AND TOGETHER WITH BSE, THE "STOCK EXCHANGES") IN COMPLIANCE WITH CHAPTER II OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED ("SEBI ICDR REGULATIONS")

PUBLIC ANNOUNCEMENT



(Please scan this QR Code to view the DRHP)

DEVX accelerating innovation
DEV ACCELERATOR LIMITED

Our business originally started as a limited liability partnership under the name and style of "Dev Accelerator LLP" on September 14, 2017 under the Limited Liability Partnership Act, 2008, pursuant to a certificate of incorporation issued by the RoC with Umesh Uttamchandani, Rushit Shah, Parth Shah and Dev Information Technology Limited as its partners. Subsequently, Parashwanath Land Organisers LLP joined Dev Accelerator LLP on July 1, 2019. Pursuant to a No Objection Certificate and an Affidavit cum Declaration, from the erstwhile partners of Dev Accelerator LLP dated August 13, 2020, the limited liability partnership was converted into a private limited company and a certificate of incorporation dated September 5, 2020 was issued by the Registrar of Companies, Central Registration Centre under the name and style of "Dev Accelerator Private Limited". Our Company was further converted into a public limited company pursuant to a special resolution passed by our Shareholders at the extra-ordinary general meeting held on July 12, 2024 and a fresh certificate of incorporation consequent upon conversion to public limited company dated September 3, 2024 was issued by the RoC. The name of our Company was changed to its present name, "Dev Accelerator Limited". For details of changes in the name and registered office address of our Company, see "History and Certain Corporate Matters" on page 208 of the Draft Red Herring Prospectus dated September 30, 2024 ("DRHP").

Corporate Identity Number: U74999GJ2020PLC115984

Registered Office: C-01, The First Commercial Complex, behind Keshavbaug Party Plot, Vastrapur, Ahmedabad, Gujarat - 380015, India;
Corporate Office: A – 1101, B – 1101, The First, B/h Keshavbaug Party Plot, near Shivalik High-Street, Vastrapur, Ahmedabad, Gujarat – 380015, India;
Tel: 7041482004 Contact Person: Anjan Trivedi, Company Secretary and Compliance Officer, E-mail: compliance@devx.work ; Website: www.devx.work

OUR PROMOTERS: PARTH SHAH, UMESH UTTAMCHANDANI, RUSHIT SHAH AND DEV INFORMATION TECHNOLOGY LIMITED

INITIAL PUBLIC OFFERING OF UP TO 24,700,000 EQUITY SHARES OF FACE VALUE OF ₹2 EACH ("EQUITY SHARES") OF DEV ACCELERATOR LIMITED ("COMPANY" OR "ISSUER") FOR CASH AT A PRICE OF ₹[●] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹[●] PER EQUITY SHARE) ("ISSUE PRICE") AGGREGATING UP TO ₹[●] MILLION ("ISSUE") COMPRISING A FRESH ISSUE OF UP TO 24,700,000 EQUITY SHARES BY OUR COMPANY AGGREGATING UP TO ₹[●] MILLION ("FRESH ISSUE"). THE ISSUE SHALL CONSTITUTE [●%] OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

NOTICE TO INVESTORS

This is in relation to the directive dated July 4, 2023, issued through e-mail from SEBI pursuant to which we are required to send intimation to the Stock Exchanges and make the public announcement in the event there are any proposed/undertaken transaction of shares aggregating up to 1% or more of the paid-up equity share capital of our Company by our Promoters or members of the Promoter Group.

Our Company has filed the draft red herring prospectus of the Company dated September 30, 2024 ("DRHP") with the Securities and Exchange Board of India ("SEBI"), BSE Limited and National Stock Exchange Limited ("Stock Exchanges") on September 30, 2024, in connection with the Issue. Pursuant to separate Share Purchase Agreements dated September 24, 2024, executed between our corporate Promoter, Dev Information Technology Limited and certain investors, Dev Information Technology Limited, has sold 2,874,190 Equity Shares of the Company ("Transfers"), held by it aggregating to 4.31% of the pre-Issue Equity Share Capital of the Company at a price of ₹ 40.49 per Equity Share of face value ₹2 each, to certain investors. The details of transactions are as under:

Name of Transferor	Name of Transferee / Acquirers	No. of Equity Shares of face value ₹2 each	Consideration (at ₹ 40.49 per Equity Share) (₹ in million)	Date of Transfer
Dev Information Technology Limited	Tipsons Consultancy Services Private Limited	1,392,045	56.36	October 3, 2024
	Rushabh Pravin Shah	3,69,410	14.96	October 4, 2024
	Kaushal Kunjibhai Shah	3,69,410	14.96	October 4, 2024
	Devang Arvindbhai Patel	1,21,635	4.92	October 4, 2024
	Siddh Pulin Patel	369,410	14.96	October 7, 2024
	Prabha Mahesh Modi	252,280	10.21	October 7, 2024
TOTAL		2,874,190	116.37	

Pursuant to the Transfers, the shareholding of our corporate Promoter, Dev Information Technology Limited, has decreased from 17,479,400 Equity Shares aggregating to 26.21% of the pre-issue Equity Share Capital on a fully diluted basis to 14,605,210 Equity Shares aggregating to 21.90% of the pre-issue Equity Share Capital on a fully diluted basis.

We hereby confirm that none of the acquirers (as listed above) are in any manner connected with our Company, our Promoters, the Promoter Group, directors or KMPs of our Company, nor with the Subsidiaries, Group Company or their directors and KMPs.

All capitalised terms used in this Notice shall, unless the context otherwise requires, have the meaning ascribed to them in the DRHP.

CORRIGENDUM TO THE DRAFT RED HERRING PROSPECTUS DATED SEPTEMBER 30, 2024 ("CORRIGENDUM")

With reference to the draft red herring prospectus dated September 30, 2024, filed by the Company with the Securities and Exchange Board of India ("SEBI"), BSE Limited and National Stock Exchange Limited ("Stock Exchanges") on September 30, 2024, the readers may note the following:

- The following disclosures shall be included under "History and Certain Corporate Matters – Other Agreements" on page 212 of the DRHP:
(i) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Tipsons Consultancy Services Private Limited ("Tipsons SPA")
Pursuant to the Tipsons SPA, Tipsons Consultancy Services Private Limited has agreed to purchase 1,392,045 Equity Shares (aggregating to 2.09% of the equity share capital of our Company) of face value of ₹2 each of the Company from our corporate Promoter, Dev Information Technology Limited, for a consideration of ₹ 56.36 million. There are no special rights available to Tipsons Consultancy Services Private Limited under the Tipsons SPA.
(ii) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Rushabh Pravin Shah ("Rushabh SPA")
Pursuant to the Rushabh SPA, Rushabh Pravin Shah has agreed to purchase 369,410 Equity Shares (aggregating to 0.55% of the equity share capital of our Company) of face value of ₹2 each of the Company from our corporate Promoter, Dev Information Technology Limited, for a consideration of ₹ 14.96 million. There are no special rights available to Rushabh Pravin Shah under the Rushabh SPA.
(iii) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Kaushal Kunjibhai Shah ("Kaushal SPA")
Pursuant to the Kaushal SPA, Kaushal Kunjibhai Shah has agreed to purchase 369,410 Equity Shares (aggregating to 0.55% of the equity share capital of our Company) of face value of ₹2 each of the Company from our corporate Promoter, Dev Information Technology Limited, for a consideration of ₹ 14.96 million. There are no special rights available to Kaushal Kunjibhai Shah under the Kaushal SPA.
(iv) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Devang Arvindbhai Patel ("Devang SPA")
Pursuant to the Devang SPA, Devang Arvindbhai Patel has agreed to purchase 121,635 Equity Shares (aggregating to 0.18% of the equity share capital of our Company) of face value of ₹2 each of the Company from our corporate Promoter, Dev Information Technology Limited, for a consideration of ₹ 4.92 million. There are no special rights available to Devang Arvindbhai Patel under the Devang SPA.
(v) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Siddh Pulin Patel ("Siddh SPA")
Pursuant to the Siddh SPA, Siddh Pulin Patel has agreed to purchase 369,410 Equity Shares (aggregating to 0.55% of the equity share capital of our Company) of face value of ₹2 each of the Company from our corporate Promoter, Dev Information Technology Limited, for a consideration of ₹ 14.96 million. There are no special rights available to Siddh Pulin Patel under the Siddh SPA.
(vi) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Prabha Mahesh Modi ("Prabha SPA")
Pursuant to the Prabha SPA, Prabha Mahesh Modi has agreed to purchase 252,280 Equity Shares (aggregating to 0.38% of the equity share capital of our Company) of face value of ₹2 each of the Company from our corporate Promoter, Dev Information Technology Limited, for a consideration of ₹ 10.21 million. There are no special rights available to Prabha Mahesh Modi under the Prabha SPA.
2. Pursuant to the equity shares transferred by our corporate Promoter, Dev Information Technology Limited, the section titled "Capital Structure" beginning on page 89 of the DRHP, will be suitably updated in the red herring prospectus and the prospectus, including details of: (a) Equity Share build-up of the Promoters in our Company, (b) the shareholding pattern of our Company; (c) the total number of Shareholders of our Company; and (d) details of equity shareholding of the major shareholders of our Company. The details in relation to the weighted average cost of acquisition of all equity shares transacted in three years, 18 months and one year will be suitably updated in the "Summary of the Offer Document" section.
3. Following documents will be included under the heading "Material Contracts and Documents for Inspection – Material Documents in relation to the Issue" on page 432 of the DRHP:
(i) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Tipsons Consultancy Services Private Limited,
(ii) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Rushabh Pravin Shah,
(iii) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Kaushal Kunjibhai Shah,
(iv) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Devang Arvindbhai Patel,
(v) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Siddh Pulin Patel, and
(vi) Share Purchase Agreement dated September 24, 2024 entered into between Dev Information Technology Limited and Prabha Mahesh Modi.
The above changes are to be read in conjunction with the DRHP and accordingly their references in the DRHP stands updated pursuant to this Corrigendum. The information in this Corrigendum supplements the DRHP and updates the information in the DRHP, as applicable.
All capitalised terms used in this Corrigendum shall, unless the context otherwise requires, have the meaning ascribed to them in the DRHP.

BOOK RUNNING LEAD MANAGER TO THE ISSUE	REGISTRAR TO THE ISSUE
 Pantomath Capital Advisors Private Limited Pantomath Nucleus House, Sak-Vihar Road, Andheri-East, Mumbai-400072, Maharashtra, India. Tel.: 1800 889 8711 E-mail: devx ipo@pantomathgroup.com Investor Grievance E-mail: investors@pantomathgroup.com Website: www.pantomathgroup.com Contact person: Kaushal Patwa SEBI Registration No.: INM000012110	 KFIN Technologies Limited Selenium Tower-B, Plot No. 31 & 32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Hyderabad - 500032, Telangana Tel: 040-67162222/18003094001 E-mail: dal ipo@kfintech.com Investor grievance E-mail: einward.ris@kfintech.com Website: www.kfintech.com Contact person: M.Murali Krishna SEBI Registration No: INR000000221

For DEV ACCELERATOR LIMITED
On behalf of the Board of Directors
Sd/-
Anjan Trivedi
Company Secretary and Compliance Officer

DEV ACCELERATOR LIMITED is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to make an initial public offering of its Equity Shares and filed the DRHP with SEBI and the Stock Exchanges on September 30, 2024. The DRHP shall be available on the website of SEBI at www.sebi.gov.in, and is available on the websites of the Stock Exchanges i.e. BSE and NSE at www.bseindia.com and www.nseindia.com, respectively, on the website of the Company at www.devx.work and the website of the BRLM, i.e., Pantomath Capital Advisors Private Limited at www.pantomathgroup.com. Any potential investors should note that investment in equity shares involves a high degree of risk and for details relating to such risk, see "Risk Factors" beginning on page 33 of the DRHP. Potential investors should not rely on the DRHP filed with SEBI and the Stock Exchanges, and should instead rely on their own examination of our Company and the Issue, including the risks involved, for making any investment decision.

The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933 (The "U.S. Securities Act") or any state securities laws in the United States, and unless so registered, may not be offered or sold within the United States, except pursuant to an exception from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable U.S. state securities laws. Accordingly, the Equity Shares are being offered and sold outside the United States in offshore transactions in reliance on Regulation S and the applicable laws of each jurisdictions where such offers and sales are made. There will be no public offering of the Equity Shares in the United States.

Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction.

SHIVALIK SMALL FINANCE BANK LTD.

Registered Office : 501, Salcon Aaurum, Jasola District Centre, New Delhi - 110025

CIN : U65900DL2020PLC366027

AUCTION NOTICE

The following borrowers of Shivalik Small Finance Bank Ltd. are hereby informed that Gold Loan/s availed by them from the Bank have not been adjusted by them despite various demands and notices including individual notices issued by the Bank. All borrowers are hereby informed that it has been decided to auction the Gold ornaments kept as security with the Bank and accordingly **23.10.2024** has been fixed as the date of auction at **03:00 pm** in the branch premises from where the loan was availed. All, including the borrowers, account holders and public at large can participate in this auction on as per the terms and conditions of auction.

Branch	Account No.	Acct Holder name	Father's/ Spouse Name	Address	Ac opening Date	Payoff
GHAZIABAD	101542513316	UTKARSH S RAJAWAT	S/O DILIP SINGH RAJAWAT	WARD NO 3 WATER,WORKS NURSARY KE PASS BHIND MADHYA PRADESH 477001	08/01/2024	42585.50
INDORE	101042520117	POOJA GHOGLE	S/O LAXMICHAND KAROSIYA	2, NAI BASTI SHIVSHAKTI NAGAR KULKARNI KA BH INDORE MADHYA PRADESH 452011	04/06/2024	102951.18
INDORE	101042520059	VIJAYLAXMI .	S/O GOPAL SINGH	417,INDORE,417 JANTA COLONY INDORE MADHYAPRADESH 452011	11/05/2024	75917.59
INDORE	101042519736	MOUSAM BIJOLIYA	S/O KANHAIYA LAL BIJOLIYA	SIKANDAR KAMPOO, JATAV BASTI LASHKAR GIRD GWALIOR MADHYA PRADESH 474001	30/01/2024	61704.77
INDORE	101042519706	ABDUL H ANSARI	C/O ABDULAZIZ ANSARI	310 1 AZAD NAGAR NEAR, WATER PUMP GROUND INDORE MADHYA PRADESH 452001	20/01/2024	49446.64
INDORE	101042519077	PUSHP L YADAV	D/O DWARKA PRASAD YADAV	84 5 DURGA NAGAR NEAR KUSHWAH NAGAR MAIN ROAD BAN GANGA INDORE MADHYAPRADESH 452006	28/11/2023	61314.43
INDORE	101042519073	PUSHP L YADAV	D/O DWARKA PRASAD YADAV	84 5 DURGA NAGAR NEAR KUSHWAH NAGAR MAIN ROAD BAN GANGA INDORE MADHYAPRADESH 452006	25/11/2023	210671.49
INDORE	101042519161	JAMALI ABUZER	C/O ABBAS BHAI SUNELI	233 M, KHATIWALA TANK, FAKHARI APARTMENT FNO 403 INDORE MADHYA PRADESH 452014	01/12/2023	112515.84
INDORE	101042519157	JAMALI ABUZER	C/O ABBAS BHAI SUNELI	233 M, KHATIWALA TANK, FAKHARI APARTMENT FNO 403 INDORE MADHYA PRADESH 452014	01/12/2023	177511.89
INDORE	101042519992	NAROTTAM RAI	S/O UTTAM RAI	17 33 SOMNATH KI NEW, CHAAL INDORE MADHYA PRADESH 452011	10/04/2024	136146.82
INDORE	101042518831	ASHOK K VISHWAKARMA	S/O MANNU LAL VISHWAKARMA	VELOCITY, TALKIES KE PASS 2 SHIV BAGH, COLONY INDORE MADHYA PRADESH 452001	10/11/2023	30778.20
INDORE	101042520132	RUCHIKA HARDIYA	C/O MAYANK HARDIYA	67, PIPLIYARAO COLONY, BHOLARAM USTAD MARG INDORE MADHYA PRADESH 452001	10/06/2024	102499.06
INDORE	101042520058	JYOTI W/O MUKESH	S/O KAMAL	389 BAALD MAHU NAKE KE PAAS INDORE MADHYAPRADESH 452002	10/05/2024	196824.00

Auction date is 23.10.2024 @ 03:00 pm .

The Bank reserves the right to delete any account from the auction or cancel the auction without any prior notice.

Authorised Officer, Shivalik Small Finance Bank Ltd.

MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED

Head Office: N-2, Second Floor, South Extension-1, New Delhi - 110049

"APPENDIX-IV-A" [See proviso to rule 8(6)] 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 proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the **MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED** (Secured Creditor), the possession of which has been taken by the Authorised Officer of **MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED**, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **09.11.2024**, for recovery of amount as mentioned below, due to the Secured Creditors from following Borrower(s), Guarantor(s) and Corporate Guarantor(s). The reserve price and earnest money to be deposited is mentioned below respectively.

S. No.	Name of Borrower, Co-Borrower / Guarantor(s) with address/es	Description & Owner(s) of Properties	Reserve Price (RP) & EMD Amount 10% of the Reserve Price & Incremental Amount	Recovery Amount as per Demand Notice	Date & Time of On-Site Inspection of Property	Date & Time of E-Auction
5.	HIMESH SETHIYA, 2. RAVIKANTH SETHIYA, 3. PRAMLATA RAVIKANTH SETHIYA, ALL R/O - HOUSE NO 248, SURVEY 80/2, P.H. NO. 55, VILLAGE SULKYA (KSHIPRA) DEWAS DIST. NO. 80/2, P.H. NO. 55, GRAM SULKIYA SHIPRA DEWAS, MADHYA PRADESH SHIPRA DEWAS, TEHSIL & DISTRICT (SUNWAMI MAHAKAL ROAD) DEWAS, TEHSIL & DISTRICT DEWAS, MADHYA PRADESH 452005	ALL THAT THE PIECE OF PARCEL HOUSE NO. 248, SURVEY NO. 80/2, P.H. NO. 55, VILLAGE SULKYA (KSHIPRA) DEWAS DIST. NO. 80/2, P.H. NO. 55, GRAM SULKIYA SHIPRA DEWAS, MADHYA PRADESH SHIPRA DEWAS, TEHSIL & DISTRICT (SUNWAMI MAHAKAL ROAD) DEWAS, TEHSIL & DISTRICT DEWAS, MADHYA PRADESH 452005	21,00,000/- 2,10,000/- 21,000/-	Rs. 60,53,503.76/- as on 07-Feb-22	07-11-2024 to 08-11-2024 From 10:00 AM to 5:00 PM	09-11-2024 - 10 AM to 12 PM (with unlimited extensions of 5 Minutes each)
1	(SUNWAMI MAHAKAL ROAD) DEWAS, TEHSIL & DISTRICT DEWAS, MADHYA PRADESH 452005	1350 SQ. FTS, WHICH IS BOUNDED AS UNDER: EAST: HOUSE OF BHERULI MISTRI, WEST: HOUSE OF MANGILAL SHARMA, NORTH: ROAD, SOUTH: HOUSE OF ANADILAL PARMAR				

EMD amount shall be remitted through NEFT/RTGS/Funds Transfer in favor of "Manibhavnam Home Finance India Private Limited" Bank Account No. 19212104222141794, AU Small Finance Bank, IFSC code AUBL0002104, Branch - East of Kailash, New Delhi. Last date for deposit of EMD and uploading Bid documents: 08-11-2024 Till 12.00 PM at https://www.bankauctions.com

The balance 25% of final purchase price minus EMD Amount shall be deposited by the successful bidder, latest by the next working day by way of RTGS / NEFT in the E-Auction account of Manibhavnam Home Finance India Private Limited, as detailed above. The balance 75% of the final purchase shall be deposited by way of RTGS / NEFT within 15 days from the date of auction in the same E-Auction account as above. The refund of EMD to the unsuccessful bidders shall be made only in the account number mentioned by such bidder in the Bid form within 5 working days.

Terms and Conditions:- E-auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online". The auction will be conducted through Manibhavnam's approved service provider M/s A Closure at the web portal https://www.bankauctions.com. Bid Documents, Declaration, General Terms and Conditions of online auction sale are available in https://www.bankauctions.com. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/rights / dues affecting the properties, prior to submitting their bid, in this regard, the e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Manibhavnam. Bidders can also contact E-auction service provider, M/s A Closure, Hyderabad, helpline No. : 0814200624/55166; email : info@bankauctions.in Contact Person : Vikas Kumar : 08142000809, 08076427383, email : vikas@bankauctions.in. For further details please contact Mr. Ratna Gulia on Mobile : +91 937592766. It may please be noted that in case of any discrepancy/ inconsistency between notices published in English and in Hindi then the contents of the notice published in English shall prevail. The Authorised Officer/ Secured Creditor shall not be responsible in anyway for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. **STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

Place : Dewas, Date: 09.10.2024

Authorized Officer, MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED

शेन्ट बैंक होम फायनेन्स लिमिटेड

Cent Bank Home Finance Limited

37/4, First Floor, Above Canara Bank, Opp. Shubh Motors, Mahanadga Madan Road, Jabalpur - 482001(M.P.) - Ph.No. 0761-4927316

APPENDIX-IV-A [Rule 8(6)]
TENDER CUM AUCTION SALE NOTICE 12.11.2024

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 Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the general public and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor, the possession of which has been taken by Authorised Officer of Cent Bank Home Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" Basis on date mentioned above for recovery of amount mentioned against property due to the secured creditor from the borrower. The reserve price and earnest money deposit, description of the immovable property are as mentioned in the table given below.

Name of the Borrower / Guarantor & Loan Account No.	Details of the properties	Amount outstanding as on date of demand notice (₹)	Date of Demand Notice	Reserve Price (₹)
Mr. Lal Anirudh Pratap Singh S/o Mr. Lal Jayendra Singh, Mr. Jatinder Singh Flora S/o Mr. Dharm Singh Flora (Guarantor) LAN : 00402070001878	Unit/Flat No-404, 4th Floor of Mohit Residency, Apartment Building, Part of Kharsa No. 77/22, 77/8 Settlement No.231, P.C.No.23/28, Mouza-Tilhari, R.I. Circle-Jabalpur II, Tehsil & Distt.Jabalpur, (M.P.), Area 939.34 Sq. Ft., Property in the name of Mr. Lal Anirudh Pratap Singh S/o Mr. Lal Jayendra Singh, Boundaries : East-Flat, West-OTS, North-Flat, South -OTS	29,29,989/- + interest and other charges	27.03.2023	31,47,000/-

TERMS & CONDITIONS:- (1) The Auction is being held on "As is where is", "As is what is" and "Whatever there is" Basis. (2) The secured asset will not be sold below the Reserve Price. (3) The intending purchaser/bidder should submit their bids in the prescribed tender form in a closed envelope separately for each property, with the Earnest Money Deposit (EMD) amount (not below the 10% of Reserve Price) by means of Demand Draft (Nationalised Bank)/ RTGS/Online transfer drawn in favour of Cent Bank Home Finance Ltd. payable at Jabalpur on or before 12.11.2024 up to 3.00 PM at above address of Cent Bank Home Finance Ltd. Jabalpur Branch. (4) The sealed envelope will be opened on 12.11.2024 at 4.00 PM by the Authorised Officer at Jabalpur Branch in the presence of eligible/ available Intending Bidders who have deposited EMD amount through Demand Draft (Nationalised Bank)/ RTGS/Online transfer to participate in Auction sale on 12.11.2024 up to 3.00 PM. (5) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property under sale. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/chain affecting the property, prior to submitting their bid. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. (6) It shall be the responsibility of the bidders to inspect the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at sites on 24.10.2024 between 12.00 PM to 4.00 PM. (7) The Earnest Money Deposit (EMD) of the successful bidder/ highest bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender to the Authorised Officer and shall be subject to confirmation by the Secured Creditor. The highest bid will be subject to approval of the secured creditor/Authorised Officer. (8) The successful bidder shall have to deposit 25% of the sale price, (inclusive of EMD paid), on the same day or within 24 Hours. 75% of the sale price will be paid to the Authorised Officer on or before 15th day of confirmation of sale by the Secured Creditor. In case of default of payment within the period mentioned above all the amount deposited/ then shall be forfeited including Earnest Money Deposit (EMD) amount and the property shall be resold and the defaulting purchaser shall forfeit all the claim to the property or any part of the sum for which it may be subsequently sold. (9) The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody. (10) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone / cancel the Auction without assigning any reason therefor (11) This is also a notice to the Borrower/Guarantor/Property owner of the aforesaid loan in respect of the sale of the above mentioned secured Asset under SARFAESI Act 2002, under Rule 8(6).

Place : Jabalpur, Date: 08.10.2024

Authorized Officer, Cent Bank Home Finance Ltd.,

State Bank of India

1st Floor, 5, Y.N. Road, Indore - 452003

Branch SARB, Indore (10007)

Ph: 0731-2437462, 2437477

POSSESSION NOTICE FOR IMMOVABLE PROPERTY RULE 8[1]

Whereas, the Authorised Officer of **State Bank of India** under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the security interest (Enforcement) Rule, 2002 issued a demand notice to below mentioned borrower to repay the amount within 60 days from the date of receipt of the said notice. Having failed to pay the said sum with further interest within the said period, notice is hereby given to the borrower and the public in general that the authorised officer of the State Bank of India has taken Possession of the property described herein below in exercise of powers under section 13(4) of the said Act read with rule 8 of the said rules on the date mentioned against the name of borrower. Any dealings with said property shall be subject to the charge of **State Bank of India** for the amount mentioned against the borrower & interest there on. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the act, in respect of time available, to redeem the secured assets.

S. No.	Name of Borrower	60 Days Notice ₹ Amount	60 Days Notice Date Possession Date	Description of the Mortgaged Property
1.	Mrs. Palak Awashi D/o Shri Hemant Awasthi & Shri Anshul Awasthi S/o Shri Hemant Awasthi Add.: 1. Ward no. 37, Shanti Nagar colony, Gali no. 2, Vijavar Naka, Chhatarpur (M.P.) - 471001 2. 102, First floor, Trident India P Ltd. Laxmi Niwas, Hoshangabad Road Budhania Distt.-Sehore (M.P.)-466445	(₹) 55,44,224.86 + Interest and Other Charges	15.07.2024 05.10.2024	Properties owned by: Shri Anshul Awasthi S/o Shri Hemant Awasthi., Residential House at Plot No. 78, situated at Dharmankunj Phase-1, Village- Kali Billoid, Tehsil- Depalpur, Distt.- Indore (M.P.), Admeasuring area 18x50=900 Sq.Ft. (83.64 Sq.Mtr.) , Boundaries: East: Colony Road, West: Plot No. 70, North: Ashiyana Multi, South: Plot No. 79, (Covered under Registered Sale Deed No. MP179092020A1686270 dated 22.10.2020 Registered at SRO- Indore-1)
2.	Shri Anshul Awasthi S/o Shri Hemant Awasthi & Ms. Palak Awashi D/o Shri Hemant Awasthi Add.: 1. Ward No. 29, Shanti Nagar Colony, Gali No. 2, Vijavar Naka, Chhatarpur (M.P.)- 471001 2. 03, Pratibha Syntex, Pithampur distt.- Dhar (M.P.)- 454775	(₹) 50,47,100.06 + Interest and Other Charges	15.07.2024 05.10.2024	Properties owned by: Shri Anshul Awasthi S/o Shri Hemant Awasthi, Residential House at Plot No. 79, situated at Dharmankunj Phase-1, Village- Kali Billoid, Tehsil- Depalpur, Distt.- Indore (M.P.), Admeasuring area 18x50=900 Sq.Ft. (83.64 Sq.Mtr.) , Boundaries: East: Colony Road, West: Plot No. 71, North: Plot No. 78, South: Colony Road, (Covered under Registered Sale Deed No. MP179092020A1686237 dated 22.10.2020 Registered at SRO- Indore-1)
3.	Sridhara Life Sciences Pvt. Ltd. Through its Directors Shri Abhijeet Singh Chauhan, & Shri Ravindra Pratap Singh Rathore Add.: H. No. 36, Scheme No. 53, Indore (M.P.)- 452011 Guarantors Shri Abhijeet Singh Chauhan S/o Shri Virendra Singh Chauhan, Shri Virendra Singh Chauhan S/o Late Shri Laxman Singh Chauhan Both Add.: 10, MDX, Ratnapuri, Ratlam (M.P.)-457001 Shri Ravindra Pratap Singh Rathore S/o Shri Dhiraj Singh Rathore, Add.: H. No. 64, Manish Nagar, Near Kasturba Nagar, Ratlam (M.P.)-457001 Shri Narendran Singh Tomar S/o Shri Virendra Singh Tomar Add.: Flat No. 803-A, BCM Paradise, Nipania, Indore (M.P.)-452010	(₹) 2,19,82,898.68 + Interest and Other Charges	22.07.2024 03.10.2024	1. Properties owned by: Shri Virendra Singh Chauhan S/o Shri Laxman Singh Chauhan, Residential Building situated at MDX 10, Ratnapuri, Ratlam, District - Ratlam, (M.P.), Admeasuring Area 154.50 Sq. Mtr., Boundaries as per Sale Deed : East: House No. MDX 09, West: House No. MDX 11, North: House No. MDX 21, South: Road, (Covered under Registered Sale Deed No. 1A/793 dated 18.06.2003 at SRO - Ratlam) 2. Properties owned by: Shri Ab