Continued from Previous page...

4. The Offer Price of ₹16/- (Rupees Sixteen Only) per Equity Share has been determined, in terms of Regulations 8(1) and 8(2) of the SEBI (SAST) Regulations, 2011, after considering the following:

Sr. No.	Particulars	Price (in ₹ per Equity Share)
a)	The highest negotiated price per share of the Target Company for acquisition under the agreements attracting the obligations to make a public announcement of an open offer i.e., Share Purchase Agreement	₹ 6/-#
b)	The volume-weighted average price paid or payable for acquisition, by the Acquirer, during the fifty-two weeks immediately preceding the date of PA;	Not Applicable
c)	The highest price paid or payable for any acquisition, by the Acquirer, during the twenty-six weeks immediately preceding the date of PA	Not Applicable
d)	The volume-weighted average market price of equity shares for a period of sixty trading days immediately preceding the date of the PA as traded on the BSE, being the stock exchange where the maximum volume of trading in the equity shares of the Target Company are recorded during such period	Not Applicable*
e)	Where the shares are not frequently traded, the price determined by the Acquirer and the Manager taking into account valuation parameters per Equity Share including, book value, comparable trading multiples, and such other parameters as are customary for valuation of shares	₹ 16/-$
f)	The per equity share value computed under Regulation 8(5) of the SEBI (SAST) Regulations, 2011, if applicable	Not Applicable@

 # Share Purchase Agreement dated April 04, 2025

$N V Subbarao Kesavarapu, Registered Valuer (IBBI Registration No. IBBI/RV/02/2019/12292), having office at Pratima Arcade, Karnataka Building, Flat 201, KPHB Phase 6, Kukatpally, Hyderabad, Telangana — 500072 ; Contact No.: +91 8499800661; Email id: knvsubbarao@gmail.com, vide valuation report dated April 03, 2025, has certified that and considered the (i) Net Asset Value method (NAV) (ii) Price Earning Capacity Value (PECV) method and (ii) Market quote for shares traded for the purposes of arriving at fair value of equity shares of the Target Company. As per valuation report and in terms of SEBI (SAST) Regulations, 2011 the Fair Value of Equity Shares of the Target Company on April 03, 2025, was ₹15.92/-, rounded off to ₹16/- per Equity Share.

**Not applicable as the Equity Shares are not frequently traded, within the meaning of explanation provided in Regulation 2(j) of the SEBI (SAST) Regulations, 2011.*

@ Not applicable since the Offer is not pursuant to an indirect acquisition in terms of the SEBI (SAST) Regulations, 2011.

5. The Offer Price is higher than the highest of the amounts specified in table, in point 4 above. Therefore, in terms of Regulation 8(2) of the SEBI (SAST) Regulations, 2011, the Offer Price is justified.
6. In view of the above parameters considered and in the opinion of the Acquirer and Manager to the Offer, the Offer Price of ₹16/- (Rupees Sixteen Only) per equity share is justified in terms of Regulation 8 of the SEBI (SAST) Regulations, 2011.
7. Since the date of the Public Announcement and as on the date of this DPS, there have been no corporate actions by the Target Company warranting adjustment of any of the relevant price parameters under Regulation 8(9) of the SEBI (SAST) Regulations, 2011. The Offer Price may be revised in the event of any corporate actions like bonus, rights, split, etc. where the record date for effecting such corporate actions falls within 3 (three) Working Days prior to the commencement of Tendering Period of the Offer and Public Shareholders shall be notified in case of any revision in Offer Price and/or Offer Size.
8. There has been no revision in the Offer Price or to the size of this Offer as on the date of this DPS.
9. An upward revision in the Offer Price or to the size of this Offer, if any, on account of competing offers or otherwise, will be done at any time prior to the commencement of the last 1 (one) working day before the commencement of the tendering period of this Offer in accordance with Regulation 18(4) of the SEBI (SAST) Regulations, 2011. In the event of such revision, the Acquirer shall (i) make corresponding increases to the escrow amounts, as more particularly set out in part V of this DPS; (ii) make a public announcement in the same newspapers in which this DPS has been published; and (iii) simultaneously with the issue of such announcement, inform SEBI, BSE, and the Target Company at its registered office of such revision.Equity Shares by the Acquirer during the Offer Period, whether by subscription or purchase, at a price higher than the Offer Price, then the Offer Price will be revised upwards to be equal to or more than the highest price paid for such acquisition in terms of Regulation 8(8) of the SEBI (SAST) Regulations, 2011. As per the proviso to Regulation 8(8) of the SEBI (SAST) Regulations, 2011, the Acquirer shall not acquire any Equity Shares after the 3rd (third) Working Day prior to the commencement of the Tendering Period and until the expiry of the Tendering Period.
10. If the Acquirer acquires Equity Shares of the Target Company during the period of 26 (twenty six) weeks after the Tendering Period at a price higher than the Offer Price, then the Acquirer(s) shall pay the difference between the highest acquisition price and the Offer Price to all the Public Shareholders whose Equity Shares have been accepted in the Offer within 60 (sixty) days from the date of such acquisition.

V. FINANCIAL ARRANGEMENTS

1. The Total Consideration for the Open Offer, assuming full acceptance, i.e. for the acquisition of 12,72,133 (Twelve Lakh Seventy Two Thousand One Hundred and Thirty Three) Equity Shares, at the Offer Price of ₹ 16/- (Rupees Sixteen Only) per Equity Share of face value of Rs.10/- (Rupees Ten Only) aggregating to ₹ 2,03,54,128/- (Rupees Two Crore Three Lakh Fifty-Four Thousand One Hundred Twenty-Eight Only) **("Offer Consideration")**.
2. In accordance with Regulation 17(1) of the SEBI (SAST) Regulations, 2011, the Acquirer has opened an escrow cash account with title as Wallet Circle Technologies Limited Open Offer Escrow Account and bearing Account No: 000405163021 **("Escrow Cash Account")** with ICICI Bank Limited, a banking company duly incorporated under the Companies Act, 1956 and registered as a banking company within the meaning of the Banking Regulation Act, 1949 and having its registered office at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, 390007, Gujarat, and acting through its branch situated at ICICI Bank Limited, Capital Market Division, 163, 5th Floor, H. T. Parekh Marg, Backbay Reclamation, Churchgate, Mumbai-400020 and made a cash deposit of 2,03,54,128/- (Rupees Two Crore Three Lakh Fifty-Four Thousand One Hundred Twenty-Eight Only) in the Escrow Cash Account, being 100% of the Offer Consideration payable to the Public Shareholders under this Offer. The cash deposit has been confirmed by the Escrow Cash Agent vide its letter dated April 09, 2025. Further Fixed deposit has been created against the aforesaid escrow amount and a lien has been marked in favor of the Manager to the offer on the said fixed deposit.
3. The Manager to the Open Offer is duly authorized and empowered to realize the value of the Escrow Cash Account in terms of SEBI (SAST) Regulations, 2011.
4. The Acquirer has deposited the entire consideration payable to the public shareholders under this Offer accordingly. The Acquirer has confirmed that it has adequate financial resources to meet the obligations under the Open Offer and has made firm financial arrangements for financing the acquisition of the Offer Shares, in terms of Regulation 25(1) of the SEBI (SAST) Regulations, 2011.
5. Based on the above, Saffron Capital Advisors Private Limited, Manager to the Open Offer, is satisfied that firm arrangements have been put in place by the Acquirer to implement the Open Offer in full accordance with the SEBI (SAST) Regulations, 2011.
6. In case of any upward revision in the Offer Price or the size of this Offer, the value in cash of the Escrow amounts shall be computed on the revised consideration calculated at such revised offer price or offer size and any additional amounts required will be funded by the Acquirer, prior to effecting such revision, in terms of Regulation 17(2) of the SEBI (SAST) Regulations, 2011.

VI. STATUTORY AND OTHER APPROVALS

1. As on the date of this DPS, there are no statutory or other approvals required to complete the underlying transaction and the Open Offer. However, if any statutory or other approvals are required or become applicable prior to completion of the Offer, the Offer would be subject to the receipt of such statutory or other approvals and the Acquirer shall make the necessary applications for such approvals.
2. In terms of Regulation 23 of the SEBI (SAST) Regulations, 2011, in the event that, for reasons outside the reasonable control of the Acquirer, the approvals specified in this DPS as set out in this Part or those which become applicable prior to completion of the Open Offer are not received or refused or any of the conditions precedent under the SPA are not met, 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 to the Open Offer, shall, within 2 (two) 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, 2011.
3. Non-resident Indians **("NRIs")**, erstwhile overseas corporate bodies **("OCBs")** and other non-resident holders of the Equity Shares, if any, must obtain all requisite approvals/exemptions required (including without limitation, the approval from the Reserve Bank of India **("RBI")**, if any, to tender the Equity Shares held by them in this Open Offer and submit such approvals/ exemptions along with the documents required to accept this Open Offer. Further, if the Public Shareholders who are not persons resident in India (including NRIs, OCBs, foreign institutional investors **("FIIs")** and foreign portfolio investors **("FPIs")** had required any approvals (including from the RBI or any other regulatory authority/ body) at the time of the original investment in respect of the Equity Shares held by them currently, they will be required to submit copies of such previous approvals that they would have obtained for acquiring/holding the Equity Shares, along with the other documents required to be tendered to accept this Open Offer. If the aforementioned documents are not submitted, the Acquirer reserve the right to reject such Equity Shares tendered in this Open Offer.
4. Public Shareholders classified as OCBs, if any, may tender the Equity Shares held by them in the Open Offer pursuant to receipt of approval from the RBI under the Foreign Exchange Management Act, 1999 and the regulations made thereunder. Such OCBs shall approach the RBI independently to seek approval to tender the Equity Shares held by them in the Open Offer.
5. Subject to the receipt of the statutory and other approvals, if any, the Acquirer shall complete all procedures relating to payment of consideration under this Offer within 10 (ten) working days from the date of closure of the tendering period to those Equity Shareholders whose share certificates and/or other documents are found valid and in order and are accepted for acquisition by the Acquirer.
6. Where any statutory or other approval extends to some but not all of the Public Shareholders, the Acquirer shall have the option to make payment to such Public Shareholders in respect of whom no statutory or other approvals are required in order to complete this Open Offer.
7. In case of delay/non receipt of any statutory approval and other approval referred in, the SEBI may, if satisfied that delayed receipt of the requisite approvals was not due to any willful default or neglect of the Acquirer or the failure of the Acquirer to diligently pursue the application for the approval, grant extension of time for the purpose, subject to the Acquirer agreeing to pay interest to the shareholders as directed by the SEBI, in terms of Regulation 18(11) of the SEBI (SAST) Regulations, 2011. Further, if delay occurs on account of willful default by the Acquirer in obtaining the requisite approvals, Regulation 17(9) of the SEBI (SAST) Regulations, 2011 will also become applicable and the amount lying in the Escrow Account shall become liable for forfeiture.
8. In terms of Regulation 23(1) of the SEBI (SAST) Regulations, if the approvals mentioned in paragraph VI (1) are not satisfactorily complied with or any of the statutory approvals are refused, the Acquirer have a right to withdraw the 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 the DPS has been published and such public announcement will also be filed with SEBI, BSE and the Target Company at its registered office.

VII. TENTATIVE SCHEDULE OF ACTIVITIES

Activities	Schedule (Day and Date)[1]
Date of Public Announcement	Friday, April 04, 2025
Date of publication of Detailed Public Statement in the newspapers	Tuesday, April 15, 2025
Last date for filing of the Draft Letter of Offer with SEBI	Wednesday, April 23, 2025
Last date for public announcement of competing offer(s)	Thursday, May 08, 2025
Last date for receipt of comments from SEBI on Draft Letter of Offer (in the event SEBI has not sought clarifications or additional information from the Manager to the Open Offer)	Friday, May 16, 2025
Identified Date[2]	Tuesday, May 20, 2025
Last date by which the Letter of Offer to be dispatched to the Public Shareholders whose name appears on the register of members on the Identified Date	Tuesday, May 27, 2025
Last date for upward revision of the Offer Price and/or Offer Size	Friday, May 30, 2025
Last Date by which the committee of the independent directors of the Target Company is required to publish its recommendation to the Public Shareholders for this Open Offer	Friday, May 30, 2025
Date of publication of Open Offer Opening Public Announcement in the newspapers in which the DPS has been published	Monday, June 02, 2025
Date of commencement of the Tendering Period (**"Offer Opening Date"**)	Tuesday, June 03, 2025
Date of closure of the Tendering Period (**"Offer Closing Date"**)	Monday, June 16, 2025
Last date of communicating the rejection/acceptance and completion of payment of consideration or return of Equity Shares to the Public Shareholders of the Target Company	Monday, June 30, 2025
Last date for publication of post Open Offer Public Announcement in the newspapers in which the DPS has been published	Monday, July 07, 2025

[1] The above timelines are indicative (prepared on the basis of timelines provided under the SEBI (SAST) Regulations, 2011) and are subject to receipt of relevant statutory/regulatory approvals 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, 2011.

[2] The Identified Date is only for the purpose of determining the Public Shareholders as on such date to whom the Letter of Offer would be sent in accordance with the SEBI (SAST) Regulations, 2011. It is clarified that all the Public Shareholders equity shareholders of the Target Company (registered or unregistered) (except the Acquirer and the Promoters of the Target Company) are eligible to participate in this Offer at any time prior to the closure of the Tendering Period.

VIII. ELIGIBILITY TO PARTICIPATE IN THE OFFER AND PROCEDURE FOR TENDERING THE SHARES IN CASE OF NON-RECEIPT OF LETTER OF OFFER

1. All the Public Shareholders holding Equity Shares, in dematerialized or physical form, are eligible to participate in this Open Offer at any time during the period from Offer Opening Date and Offer Closing Date **("Tendering Period")** for this Open Offer. In accordance with the circular issued by SEBI bearing reference number SEBI/HO/CFD/CMD1/CIR/P/2020/144 dated July 21, 2020, Public shareholder holding securities in physical form are followed to tender shares in an open offer. Such tendering shall be as per provision of the SEBI (SAST) Regulations, 2011. Accordingly, Public shareholders holding Equity share in physical formats will be eligible to tender their Equity Share in this open offer as per the provision of the SEBI (SAST) Regulation, 2011.
2. Public Shareholders who wish to offer their physical Equity Shares in the Offer are requested to send their original documents as will be mentioned in the LOF to the Registrar to the Offer so as to reach them no later than the Offer Closing Date. It is advisable to first email scanned copies of the original documents as will be mentioned in the LOF to the Registrar to the Offer and then send physical copies to the address of the Registrar to the Offer as will be provided in the LOF. The process for tendering the Offer Shares by the Public Shareholders holding physical Equity Shares will be separately enumerated in the LOF.
3. 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, i.e., the date falling on the 10th (tenth) Working Day prior to the commencement of Tendering Period, 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 Open Offer. Accidental omission to send 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.
4. 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.
5. The Open Offer will be implemented by the Acquirer through Stock Exchange Mechanism made available by BSE in the form of separate window **("Acquisition Window")** as provided under the SEBI (SAST) Regulations, 2011 and Chapter 4 of the SEBI Master Circular dated SEBI/HO/CFD/PoD-1/P/CIR/2023/31 dated February 16, 2023 ("SEBI Master Circular").
6. BSE shall be the Designated Stock Exchange for the purpose of tendering Equity Shares in the Open Offer.
7. The Acquirer has appointed Choice Equity Broking Private Limited **("Buying Broker")** for the Open Offer through whom the purchases and the settlement of the Equity Shares tendered in the Open Offer during the tendering period shall be made. The contact details of the Buying Broker are as mentioned below:
   Name: Choice Equity Broking Private Limited
   Address: Sunil Patodia Tower, J B Nagar, Andheri (East), Mumbai-400099, Maharashtra, India
   Tel. No.: + 91 22-67079832; **Email:** jeetender.joshi@choiceindia.com
   Investor Grievance Email id: ig@choiceindia.com; **Website:** www.choiceindia.com
   Contact Person: Mr. Jeetender Joshi (Senior Manager); **SEBI Registration No:** INZ000160131
8. Public Shareholders who desire to tender their Equity Shares under the Open Offer would have to intimate their respective stock broker **("Selling Broker")** during the normal trading hours of the secondary market during the Tendering Period. The Selling broker can enter order for dematerialized as well as physical Equity Shares.
9. A separate Acquisition Window will be provided by BSE to facilitate the placing of orders. The Selling Broker would be required to place an order / bid on behalf of the Public Shareholders who wish to tender Equity Shares in the Open Offer using the Acquisition Window of the BSE. Before placing the order / bid, the Selling Broker will be required to mark lien on the tendered Equity Shares. Details of such Equity Shares marked as lien in the demat account of the Public Shareholders shall be provided by the depository to the Indian Clearing Corporation Limited **("Clearing Corporation")**.
10. The cumulative quantity tendered shall be displayed on BSE's website (www.bseindia.com) throughout the trading session at specific intervals by BSE during the Tendering Period.
11. In the event Seller Broker of shareholder is not registered with BSE then that shareholder can approach the Buying Broker as defined above and tender the shares through the Buying Broker after submitting the details as may be required by the Buying Broker to be in compliance with the SEBI regulations.
12. In the event that the number of Equity Shares validly tendered by the Public Shareholders under this Open Offer is more than Offer Shares, the Acquirer shall accept those Equity Shares validly tendered by such Public Shareholders on a proportionate basis in consultation with the Manager to the Open Offer. The marketable lot of Target Company for physical mode and for dematerialized mode is 1 (One).
13. Upon finalization of the entitlement, only accepted quantity of Equity Shares will be debited from the demat account of the concerned Public Shareholder.
14. The Equity Shareholders will have to ensure that they keep a Demat Account active and unblocked to receive credit in case of return of Equity Shares due to rejection or due to prorated Open Offer.
15. As per the provisions of Regulation 40(1) of the SEBI LODR Regulations and SEBI's press release dated December 03, 2018, bearing reference no. PR 49/2018, requests for transfer of securities shall not be processed unless the securities are held in dematerialized form with a depository with effect from April 01, 2019. However, in accordance with the circular issued by SEBI bearing reference number SEBI/HO/CFD/CMD1/CIR/P/2020/144 dated July 31, 2020, shareholders holding securities in physical form are allowed to tender shares in an open offer. Such tendering shall be as per the provisions of the SEBI (SAST) Regulations, 2011. Accordingly, Public Shareholders holding Equity Shares in physical form as well are eligible to tender their Equity Shares in this Open Offer as per the provisions of the SEBI (SAST) Regulations, 2011. Shareholders who wish to offer their physical Equity Shares in the Offer are requested to send their original documents as will be mentioned in the Letter of Offer to the Registrar to the Offer so as to reach them not later than the Offer Closing Date. It is advisable to first email scanned copies of the original documents as will be mentioned in the Letter of Offer to the Registrar to the Offer and then send physical copies to the address of the Registrar to the Offer as will be provided in the Letter of Offer. The process for tendering the Offer Shares by the Public Shareholders holding physical Equity Shares will be separately enumerated in the Letter of Offer.
16. Equity Shares once tendered in the Offer cannot be withdrawn by the Shareholders.
17. Equity Shares should not be submitted / tendered to the Manager to the Open Offer, the Acquirer or the Target Company.

IX. THE DETAILED PROCEDURE FOR TENDERING THE EQUITY SHARES IN THIS OPEN OFFER WILL BE AVAILABLE IN THE LETTER OF OFFER, WHICH SHALL ALSO BE MADE AVAILABLE ON THE WEBSITE OF SEBI (www.sebi.gov.in). EQUITY SHARES ONCE TENDERED IN THE OPEN OFFER CANNOT BE WITHDRAWAN BY THE SHAREHOLDERS.

X. OTHER INFORMATION

1. The Acquirer and its respective directors in their capacity as the directors, accept full responsibility for the information contained in the Public Announcement and the DPS and for the obligations of the Acquirer laid down in the SEBI (SAST) Regulations, 2011.
2. All the information pertaining to the Target Company and/or the Seller contained in the PA and this DPS or the Letter of Offer or any other advertisement/publications made in connection with the Open Offer has been compiled from information published or provided by the Target Company or the Seller, as the case may be, or publicly available sources. The Acquirer and the Manager to the Open Offer have not been independently verified such information and do not accept any responsibility with respect to information provided in the PA and this DPS or the Letter of Offer pertaining to the Target Company and / or the Seller.
3. In this DPS, all references to "₹" or "Rs." or "Rupees" or "INR" are references to the Indian Rupee(s).
4. In this DPS, any discrepancy in any table between the total and sums of the figures listed is due to rounding off and/or regrouping.
5. Unless otherwise stated, the information set out in this DPS reflects the position as of the date hereof.
6. The PA and this DPS and the Letter of Offer (LOF) is expected to be available on the website of SEBI at www.sebi.gov.in.
7. Pursuant to Regulation 12 of the SEBI (SAST) Regulations, 2011, the Acquirer has appointed Saffron Capital Advisors Private Limited as the Manager to the Open Offer and Cameo Corporate Services Limited has been appointed as the Registrar to the Open Offer. Their contact details are as mentioned below:

MANAGER TO THE OPEN OFFER	REGISTRAR TO THE OPEN OFFER
SAFFRON ••••• energising ideas **SAFFRON CAPITAL ADVISORS PRIVATE LIMITED** 605, Sixth Floor, Centre Point, J.B. Nagar, Andheri (East), Mumbai – 400059, Maharashtra, India; **Tel No.:** +91-22-49730394; **Email id:** openoffers@saffronadvisor.com; **Website:** www.saffronadvisor.com; **Investor Grievance email id:** investorgrievance@saffronadvisor.com; **SEBI Registration Number:** INM000011211 **Validity:** Permanent **Contact Person:** Yashi Srivastava / Chirag Singhal	CAMEO **CAMEO CORPORATE SERVICES LIMITED** Subramanian Building, 5th Floor, No. 1 Club House Road, Chennai –600 002, India; **Tel. No.:** +91-44-4002 0700; **Email id:** priya@cameoindia.com **Website:** www.cameoindia.com **Investor Grievance email id:** investor@cameoindia.com **SEBI Registration No.:** INR000003753 **Validity:** Permanent **Contact Person:** Sreepriya K

ISSUED BY MANAGER TO THE OPEN OFFER ON BEHALF OF THE ACQUIRER

Wallet Circle Technologies Limited
Sd/-
Contact Person: Arjit Sachdeva
Email Id: compliance@z1tech.com

Place: New Delhi
Date: April 14, 2025

Delhi Advertising Agency

डीएमआई हाउसिंग फाइनेंस प्राइवेट लिमिटेड
एक्सप्रेस बिल्डिंग, तृतीय तल, 9-10, बहादुर शाह जफर मार्ग, नई दिल्ली- 110002
दूरभाष: +91-11-41204444

शुद्धिपत्र 'दिनांक 10.04.2025 को प्रकाशित निजी संधि के माध्यम से ई-नीलामी विक्रय सूचना के संदर्भ मे, ऋणी का नाम रामकेश पुत्र जंगी के स्थान पर त्रुटिवश रमेश पुत्र जंगी गलत प्रकाशित हो गया। अतः ऋणी का सही नाम "रामकेश पुत्र जंगी" पढ़ा व समझा जावें। नोटिस के शेष सभी नियम और शर्तें समान रहेंगे।' (प्राधिकृत अधिकारी)
डीएमआई हाउसिंग फाइनेंस प्राइवेट लिमिटेड

IndiaShelter Home Loans

इंडिया शेल्टर फाइनेंस कॉर्पोरेशन लिमिटेड

अचल संपत्ति की अधिग्रहण सूचना

पंजीकृत कार्यालय : भूखंड– 15, 6तवां तल, सेक्टर– 44, इंस्टिट्यूशनल एरिया, गुरुग्राम, हरियाणा– 122002, शाखा कार्यालय : दुकान सं. 67बी एवं 68, द्वितीय तल, भूखण्ड सं. 277 (पूर्व), डीसीएम के समीप, अजमेर रोड, जयपुर– 302021, राजस्थान, **शाखा कार्यालय :** भू तल, गिल भवन रोड नं. 3, झुंझुनू– 333001, स्काईलाइन हॉस्पिटल के सामने / शाखा कार्यालय : प्रथम तल, बालाजी कॉम्प्लेक्स, चंडीगढ़ हॉस्पिटल रोड, बस स्टैंड के सामने, बाबा श्याम सिंह कॉलोनी, हनुमानगढ़, राजस्थान– 335512

जबकि, अधोहस्ताक्षरकर्ता ने इंडिया शेल्टर फाइनेंस एण्ड कॉर्पोरेशन लिमिटेड के प्राधिकृत अधिकारी के रूप में वित्तीय परिसंपत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम 2002 के अंतर्गत और प्रतिभूति हित (प्रवर्तन) नियमावली 2002 के नियम 3 के साथ पठित अधिनियम की धारा 13(12) के अंतर्गत प्रदत्त शक्तियों के प्रयोगांतर्गत, एक माँग सूचना यहां इसमें इसके उपरांत अंकितानुसार खाता के समक्ष उल्लिखित तिथि पर निर्गत की थी, जिसमें ऋणकर्ताओं तथा संपत्ति के स्वामी / प्रतिभूतिधारक को भी सूचना में अंकित राशि का उक्त सूचना की तिथि से 60 दिवसों के अंदर प्रतिभुगतान करने को कहा गया था। चूंकि संपत्ति के स्वामी तथा अन्य जन निर्धारित बकाया राशि का प्रतिभुगतान करने में विफल हो चुके हैं, अतएव एतद्द्वारा अधोवर्णित ऋणकर्ताओं को तथा जनसाधारण को सूचित किया जाता है कि अधोहस्ताक्षरकर्ता ने यहां इसमें निम्न विवरणित संपत्ति / यों का उक्त नियमावली के नियम 8 एवं 9 के साथ पठित उक्त अधिनियम की धारा 13 की उप–धारा (4) के अंतर्गत उन्हें प्रदत्त शक्तियों के प्रयोगांतर्गत, प्रत्येक खाता के समक्ष अंकित तिथियों पर भौतिक / सॉकेतिक अधिग्रहण कर लिया है। अतः अब ऋणकर्ता को विशेष रूप में तथा जनसाधारण को एतद्द्वारा सामान्य रूप में सावधान किया जाता है कि संपत्ति / यों का लेन–देन न करें तथा संपत्ति / यों का कोई व किसी भी प्रकार का लेन–देन, निम्नानुसार अंकित एक राशि और इस राशि पर ब्याज, लागतों इत्यादि हेतु इंडिया शेल्टर फाइनेंस कॉर्पोरेशन लिमिटेड के प्रभाराधीन होगा।

ऋणकर्ता / गारंटर (संपत्ति के स्वामी) का नाम तथा ऋण खाता संख्या	प्रभारित / बंधककृत संपत्ति का विवरण (संपत्ति के समस्त भाग तथा अंश निम्न में समाविष्ट हैं) माँग सूचना की तिथि,	माँग सूचना की तिथि, माँग सूचना की तिथि के अनुसार देयराशि	अधिग्रहण की तिथि
श्री/श्रीमती श्री/श्रीमती जरीना और श्री/श्रीमती महमूद अली, निवासी :– वार्ड नंबर 29 फतेहपुरिया मोहल्ला, कल्टी हवेली के पास, राजस्थान– 333001 **खाता संख्या :– LAP200002902T0/ AP-0256252**	सभी भाग एवं हिस्से जो गांव वार्ड नंबर 29, झुंझुनू तहसील एवं जिला झुंझुनू (राजस्थान) में स्थित हैं, क्षेत्र माप लगभग 90.53 वर्ग गज, **सीमा :– पूर्व– इब्राहिम, पश्चिम– ताहिर, उत्तर– रमजान, दक्षिण– आम रास्ता**	मांग सूचना 09.08.2021 रु. 3,58,475/– (रुपये तीन लाख अट्ठावन हजार चार सौ पिचहत्तर मात्र) 31.08.2021 के अनुसार देय, साथ में 01. 09.2023 से ब्याज और भुगतान की तिथि तक अन्य शुल्क और लागत।	08.04.2025 सॉकेतिक
श्री/श्रीमती केलासो बाई पत्नी अमर सिंह, श्री/श्रीमती विक्रम सिंह पुत्र अमर सिंह और श्री/श्रीमती अमर सिंह पुत्र बूटा सिंह, निवासी : वार्ड नं. 04, 6 एचएमएच गांव अमरपुरा थेरी, (पट्टा संख्या 45) हनुमानगढ़ राजस्थान ऋण खाता संख्या **HL15CHLONS000005076531** और **LA15VLLONS000005070180 / AP-10168604** और **AP-10167222**	वार्ड नं. 04 बही सं.10 पट्टा नं. 45 ग्राम अमरपुरा थेरी, हनुमानगढ़ राजस्थान का पूरा हिस्सा, कुल भूमि अधिमापन 2820 वर्ग फीट, सीमा :– पूर्व– मलकीत सिंह पुत्र बूटा सिंह, पश्चिम– खुला प्लॉट (स्वयं का प्लॉट), उत्तर– गली, दक्षिण– खुला प्लॉट।	मांग सूचना 14.01.2025 रु. 8,38,981/– (रुपये आठ लाख अड़तीस हजार नौ सौ इक्यासी मात्र) 10.01.2025 के अनुसार देय, 11.01.2025 से ब्याज और भुगतान की तिथि तक अन्य शुल्क और लागत सहित।	08.04.2025 सॉकेतिक
श्री/श्रीमती मंजू देवी पत्नी रामेश वर एवं श्री/ श्रीमती साजन पुत्र रामेश वर नायक, निवासी– 382 पुरानी खुंजा सेक्टर 12 जीजीएस स्कूल के पीछे उसके पास हनुमानगढ़ 335512 राजस्थान, यहां पर भी : प्लॉट नंबर निल पट्टा नंबर 006039 आईटीआई बस्ती मक्षारर हनुमानगढ़ राजस्थान 335512 राजस्थान **ऋण खाता संख्या HL15CHLONS000005037134/AP-10077548**	प्लॉट का पूरा टुकड़ा और पार्सल, निल पट्टा संख्या 006039 आईटीआई बस्ती, मक्षारर हनुमानगढ़ राजस्थान, कुल भूमि अधिमापन 1750 वर्ग फुट, सीमा :– पूर्व– कृष्ण जाट का मकान, पश्चिम– करतार नायक का मकान, उत्तर– सतपाल का मकान, दक्षिण– सड़क।	मांग सूचना 14.01.2025 रु. 5,32,042/– (रुपये पांच लाख बत्तीस हजार बयालीस मात्र) 10.01.2025 के अनुसार देय, 11.01.2025 से ब्याज सहित और भुगतान की तिथि तक अन्य शुल्क और लागत	08.04.2025 सॉकेतिक
श्री/श्रीमती मीना और श्री/श्रीमती गोपाल, निवासी : वार्ड नं. 3, रतननगर, रतननगर चुरू 331021 राजस्थान, साथ ही यहां के निवासी : पट्टा नं. 495, वार्ड नं. 07, रतन नगर चुरू 331021, राजस्थान, ऋण **खाता संख्या LA11CLLONS000005052957**	सभी भाग एवं हिस्से जो गांव वार्ड नंबर 29, झुंझुनू तहसील एवं जिला झुंझुनू (राजस्थान) में स्थित हैं, क्षेत्र माप लगभग 90.53 वर्ग गज, सीमा :– पूर्व– इब्राहिम, पश्चिम– ताहिर, उत्तर– रमजान, दक्षिण– आम रास्ता	मांग सूचना 11.10.2024 रु. 7,72,910/– (रुपये सात लाख बहत्तर हजार नौ सौ दस मात्र) 09.10.2024 के अनुसार देय, 10.10.2024 से ब्याज और भुगतान की तिथि तक अन्य शुल्क और लागत सहित।	08.04.2025 सॉकेतिक

किसी भी प्रश्न के लिए, कृपया श्री विनय राणा (+91 7988605030) एवं श्री देवेन्द्र सिंह राठौड़ (+91 9352542505) से संपर्क करें।

स्थान : राजस्थान, दिनॉक : 15-04-2025 **(प्राधिकृत अधिकारी) इंडिया शेल्टर फाइनेंस कॉर्पोरेशन लिमिटेड**

ADITYA BIRLA CAPITAL

आदित्य बिड़ला हाउसिंग फाइनेंस लिमिटेड

पंजीकृत कार्यालय- इंडियन रेयान कंपाउंड, वेरावल, गुजरात - 362266
शाखा कार्यालय- यूनिट नं. 710 ए । 7वीं मंजिल । कॉर्पोरेट पार्क बी-109 । संजय प्लेस । आगरा -282002.

परिशिष्ट IV [सुरक्षा हित (प्रवर्तन) नियम, 2002 का नियम 8 (1) देखें]
कब्जे की सूचना (अचल संपत्ति के लिए)

जबकि, नीचे हस्ताक्षरकर्ता, वित्तीय आस्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 (2002 का 54) के अंतर्गत आदित्य बिड़ला हाउसिंग फाइनेंस लिमिटेड के प्राधिकृत अधिकारी होने के नाते तथा प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 3 के साथ धारा 13(12) के अंतर्गत प्रदत्त शक्तियों का प्रयोग करते हुए, उधारकर्ताओं को उक्त नोटिस की प्राप्ति की तिथि से 60 दिनों के भीतर नोटिस में उल्लिखित राशि चुकाने के लिए कहते हुए एक मांग नोटिस जारी किया है।

उधारकर्ताओं द्वारा राशि चुकाने में विफल रहने के कारण, उधारकर्ताओं और आम जनता को यह सूचना दी जाती है कि नीचे हस्ताक्षरकर्ता ने प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8 के साथ उक्त अधिनियम की धारा 13(4) के अंतर्गत उसे प्रदत्त शक्तियों का प्रयोग करते हुए नीचे वर्णित संपत्ति पर कब्जा कर लिया है।

उधारकर्ताओं को विशेष रूप से और आम जनता को इस संपत्ति से कोई लेन–देन न करने की चेतावनी दी जाती है और संपत्ति के साथ कोई भी लेन–देन आदित्य बिड़ला हाउसिंग फाइनेंस लिमिटेड के प्रभार के अधीन होगा, जिसके लिए नीचे उल्लिखित राशि और उस पर ब्याज लगेगा। उधारकर्ताओं का ध्यान अधिनियम की धारा 13 की उप–धारा 8 के प्रावधानों की ओर आकर्षित किया जाता है, जो सुरक्षित परिसंपत्तियों को भुनाने के लिए उपलब्ध समय के संबंध में है।

1. उधारकर्ता का नामः कांता देवी, दीपक कुमार
बकायाः रु. 8,39,067.27/– (रुपये आठ लाख उनचालीस हजार सरसठ और सत्ताईस पैसे मात्र)
मांग नोटिस की तिथि 14–09–2023 **कब्जे की तिथिः 11–04–2025**

अचल संपत्ति का विवरण

खसरा संख्या 87 वाली भूमि पर मकान का वह पूरा टुकड़ा और पार्सल, जिसका क्षेत्रफल 75 वर्ग गज यानी 62. 70 वर्ग मीटर है, जो गोमती एन्क्लेव, मौजा कौलक्खा, हेरिटेज पब्लिक स्कूल के पास, तहसील और जिलाः आगरा, उत्तर प्रदेश 282001 में स्थित है, और इसकी सीमा इस प्रकार हैः– पूर्वः रास्ता 5.5 मीटर चौड़ा और निकास, पश्चिमः रास्ता 6.09 मीटर चौड़ा और निकास उत्तरः खसरा नंबर 87 पर बना विक्रेता का मकान, दक्षिणः मकान दीगर

2. उधारकर्ता का नामः विनीता शर्मा, विनीता शर्मा (स्वर्गीय तरन तरन शर्मा की उपलब्ध कानूनी उत्तराधिकारी की हैसियत में)
बकायाः रु. 8,08,692.35/– (रुपये आठ लाख आठ हजार छह सौ बानबे और पैंतीस पैसे मात्र)
मांग नोटिस की तिथि 27–01–2025 **कब्जे की तिथिः 11–04–2025**

अचल संपत्ति का विवरण

आवासीय अपार्टमेंट संख्या एस–95 का वह पूरा टुकड़ा और पार्सल, आकार 707 वर्ग फीट, या 44.91 वर्ग मीटर का कारपेट एरिया, दूसरी मंजिल पर, टॉवर ई,