

EPIGRAL LIMITED

(Formerly known as MEGHMANI FINECHEM LIMITED)

Registered Office: "Epigral Tower", B/h Safal Profitair, Corporate Road, Prahaladnagar, Ahmedabad - 380015. E-mail: info@epigral.com, Website: www.epigral.com CIN No.: L24100GJ2007PLC051717

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2024

(Rs. In Crore, except stated otherwise)

Table with 5 columns: Sr. No, Particulars, 3 months ended 30/06/2024, 3 months ended 31/03/2024, 3 months ended 30/06/2023, Year ended 31/03/2024. Rows include Revenue from Operations, Net Profit / (Loss) for the period before tax, Total Comprehensive Income for the period, Equity Share Capital, Reserves, Earnings Per Share, and Diluted (in rupees).

Exceptional and/or Extraordinary items adjusted in the Statement of Profit and loss in accordance with Ind-AS Rules.

Notes:

- 1. The above financial results, have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 24th July, 2024.
2. The above is an extract of the detailed format of the Financial Result for the Quarter ended 30th June, 2024, filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3. The standalone financial results for the quarter ended June 30, 2024 are summarized below:

(Rs. In Crore, except stated otherwise)

Table with 5 columns: Sr. No, Particulars, 3 months ended 30/06/2024, 3 months ended 31/03/2024, 3 months ended 30/06/2023, Year ended 31/03/2024. Rows include Revenue from Operations, Net Profit / (Loss) for the period before tax, Total Comprehensive Income for the period, and Diluted (in rupees).

4. The above results are in compliance with Indian Accounting Standards (Ind AS) notified by the Ministry of Corporate Affairs.

For and on behalf of Board of Directors
Maulik Patel (DIN 02006947)
Chairman and Managing Director

Place : Ahmedabad
Date : 24.07.2024



CAPRI GLOBAL HOUSING FINANCE LIMITED

Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai-400013
Circle Office :- 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) 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 Authorised Officer of Capri Global Housing Finance 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 Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

Table with 5 columns: SR. NO., BORROWER(S) NAME, DESCRIPTION OF THE MORTGAGED PROPERTY, DATE & TIME OF E-AUCTION, RESERVE PRICE. Row 1 details the property of Mr. Pranav Shah (Borrower) and Mrs. Rushtabeh Pranavkumar Shah (Co-borrower) at Rs. 49,00,000/-.

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www.caprimortgages.com/auction

- 1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. 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.
3. 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 representation 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/ids.
4. 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.
5. 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.
6. 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. 079-6813688/68136837), Mr. Ramprasad Sharma Mo. 800-002-3297/79-6120-0559. Email: ramprasad@auctiontiger.net.
7. For participating in the e-auction sale the intending bidders shall 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 if from the service provider.
8. 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/NET/RTGS in favor of "Capri Global Housing Finance Limited" on or before 27-August-2024.
9. The intending bidders should submit the 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 Housing Finance Limited Regional Office 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 latest by 03:00 PM on 27-August-2024. 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.".
10. 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.
11. 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.
12. 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.
13. 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 Housing Finance Limited, Regional Office 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour 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/NET/RTGS/Chq favouring Capri Global Housing Finance Limited.
15. 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.
16. 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.
17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) 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.
18. 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.
19. 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.
20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
21. 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.
22. The decision of the Authorized Officer is final, binding and unquestionable.
23. 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.
24. Movable item (if any) lying in the property is not offer with sale.
25. For further details and queries, contact Authorized Officer, Capri Global Housing Finance Limited: Mr. Jeet Brahmhatt Mo. No. 9023254458 /9799395860 and for further inquiry Ms. Kalpana Chetanwala-7738039346.
26. This publication is also 30 (Thirty) days notice to the Borrower / Mortgage / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) 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 Housing Finance 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 situation and are able to participate in the auction successfully.
Place: Gujarat Date : 25-07-2024 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED
Narayan Chambers, 2th Floor, B/h. Patang Hotel, Ashram Road, Ahmedabad-380009. Contact : 079-41106500/733

DEMAND NOTICE

Under Section 13(2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules"). Whereas the undersigned being the Authorized officer of the MAS Rural Housing & Mortgage Finance Ltd. (Hereinafter called "Company") under the Act and in exercise of powers conferred under section 13(2) read with rule 3 of the Rules already issued the detailed demand notices dated as mentioned below. Under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s), listed hereunder, to pay the amount mentioned in the respective Demand Notice, within the 60 days from the date of the respective Demand Notice(s), as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Borrower(s)/Co-Borrower(s)/Guarantor(s), may, if they so desire, collect the respective copy from the Undersigned on any working day during normal office hours. In Connection with the above, Notice is hereby given. Once again, to the said Borrower(s)/Co-Borrower(s)/Guarantor(s) to pay Company within 60 days from the date of the respective notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective date mentioned below in below column till the date of payment and/ or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s)/Co-Borrower(s)/Guarantor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to Company by the said Borrower(s)/Co-Borrower(s)/Guarantor(s) respectively.

Table with 4 columns: Borrower & Co-Borrower, Guarantor Name, Mortgage Property Details, Loan A/c No., Outstanding Amount, DATE OF DEMAND NOTICE DATE OF STICKING NOTICE. Row 1 details the loan of Rs. 9,49,306.00 to BECHAN PRAJAPATI (APPLICANT) and MEERA BECHAN (CO-APPLICANT).

With further interest, additional interest at the rate as more particularly stated in respective Demand Notice, incidental expenses, cost, charges etc incurred till the date of payment and/or realization. If the said Borrower(s)/Co-Borrower(s)/Guarantor(s) shall fail to make payment to Company as aforesaid. Then Company shall proceed against the above Secured Assets(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s)/Co-Borrower(s)/Guarantor(s) as to the costs and consequences. The said Borrower(s)/Co-Borrower(s)/Guarantor(s) are prohibited under the said Act to Transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without prior written consent of 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.

Date : 25-07-2024
Place : Ahmedabad
For, MAS Rural Housing & Mortgage Finance Ltd. Mr. Bharat J. Bhatt (M.) 9714199018

Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
Regional Office : 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi- Mundhwa Bypass, Village Kharadi, Pune-411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISOR RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Table with 4 columns: Sr. No, Loan Acc. No. / Branch, Name of Borrower / Co-Borrower / Guarantor / Mortgagee, 13(2) Notice Date/ Outstanding Due (in Rs.) As on, Date of Possession, Reserve Price in INR / EMD in INR. Row 1 details the auction of Plot No. 29, Rahemtnagar Society, B/H. Pandol Ind Soc. Ved Road, Surat, Gujarat-395004.

Description of the Immovable Property: All that piece and parcel of the Property Plot No. 233 admeasuring 74.50 sq. mtr. (as per passing Plan admeasuring 58.07 sq. mtr.), open land known and identified as " Shrugal Home" situated at Revenue Survey No. 76/Paikka, 961/Paikka, Block No. 343/A, 343/B admeasuring 46842 sq. mtr. N.A. land Village : Bharundi, Tal.-Olpad, Dist.-Surat, Gujarat.

Description of the Immovable Property: All that piece and parcel of property being Flat No. 1756 admeasuring 17.08 sq.mtrs. (built up) Along with undivided share in ground land, known & identified (Building No.) as "LIG-432" situated at Survey No. 98.99.100, Village, Pandesara, Taluka, Udhna (Choryasi) Citysurat, Dist. Surat, State-Gujrat.

Description of the Immovable Property: All that piece and parcel of land, having an extent of 900 Sq.ft build up area 400 Sq.ft, situated at panchayat property No. 272/1, Assessment serial No. 355 (Gramnhan) Ta. Jotana Dist. Mehsana together with buildings, structures and all improvements thereon, Boundaries: East: Road, West: Gauchar Land, North: House No. Jayantiji Laxmanji Thakor, South: Open Land of Govindji Mafaji Thakor

Description of the Immovable Property: 1) All that piece and parcel of Flat No. 201, admeasuring 15.81 sq. meters along with undivided share in ground land, 2nd floor, building known and identified as "Om Sai" situated at Ward No. 6, City Survey/ Nodh No. 627, admeasuring 60.213 sq. meters land situated at Lal Darvaja Moti Sheri Surat City, Tal. Surat City, Dist. Surat, Gujarat. East - Sariyam Road, West - Sariyam Road, North - Ward No. 6, Nodh No. 628, South - Ward No. 6, Nodh No. 626. 2) All that piece and parcel of Flat No 202 admeasuring 15.81 sq. meters along with undivided share in ground land, 2nd floor, building known and identified as "Om Sai" situated at Ward No. 6, City Survey/ Nodh No. 627, admeasuring 60.213 sq. meters land situated at Lal Darvaja Moti Sheri Surat City, Tal. Surat City, Dist. Surat, Gujarat. East - Sariyam Road, West - Sariyam Road, North - Ward No. 6, Nodh No. 628, South - Ward No. 6, Nodh No. 626.

Description of the Immovable Property: 1) All that piece and parcel of the land residential at Gram Panchayat, Property No. 1/110, Assessment Serial No. 134, "Valamiya Vas" (Garmhan) admeasuring 48.77.42 sq. mtr. Situated at Satasana Ta. Visnagar Dist. Mehsana. Bounded as: North - After boundary of said property, property of Madarji Thakor; South - After boundary of said property, Road; East - After boundary of said property, Road; West - After boundary of said property, Property of Mahendrabhai Patel.

Description of the Immovable Property: 1) All that piece and parcel of property bearing Shop/Office No. G-133, Ground Floor, "Sahajand Market", Miloni Non-trading Association and Dev non-trading Association, City Survey No. 2625, 2629, 2630, 2634, 2665/K/1, to 2665/K/6, Mouje- Kalapur, Ward No. 3, City, Taluka & Dist.-Ahmedabad-380001. Also at Shree Ashapura Bangles, 1125/17, Ramkala Market, Near Pankor Naka, Ahmedabad-380001.

Description of the Immovable Property: All that piece and parcel of property bearing Shop/Office No. G-133, Ground Floor, "Sahajand Market", Miloni Non-trading Association and Dev non-trading Association, City Survey No. 2625, 2629, 2630, 2634, 2665/K/1, to 2665/K/6, Mouje- Kalapur, Ward No. 3, City, Taluka & Dist.-Ahmedabad-380001. Bounded by: East-Shop No. 132, West-Shop No. 134, North- Other Property, South- Passage.

Description of the Immovable Property: 1) Jay Sundhama Synthetics, 2) Devaji Sankalji Prajapati, 3) Pankubhan Devaji Prajapati, 4) Shrawan Devaji Prajapati, All are residing at : 1229, Tariq Ni Pole, Bava Ni Gali Kapdiwad Sarangpur, Nr. Sarangpur Gate, Ahmedabad, Gujarat-380001. 2), 3), 4) also at 1897 Dhari Ni Pole, Astodia, Dhobi no Khancho, Ahmedabad City, Ahmedabad, Gujarat - 380001 and also at 1716, Bavalia S Khancha, Shamlia S Pole, Raipur, Ahmedabad City, Ahmedabad, Gujarat - 380001.

Description of the Immovable Property: Commercial Property Bearing Municipal Census No. 1229 (Admeasuring about 102.01 Sq. Mtrs. As per City Survey Property Card & Construction thereon 108.00 Sq. Mtrs & 115.33 Sq. Mtrs as per latest AMC tax bill) Situated at City Survey No. 1959, Mouje: Khadiya Ward, Taluka, City, Dist. & Sub District : Ahmedabad, State: Gujarat. Bounded as follows -East: City Survey No. 1228 & Road, West: Road, North: City Survey No. 1230, South: City Survey No. 1227

Description of the Immovable Property: All that piece and parcel of property being Flat no 202, Plot No.49 TP Scheme No 2/B, OP No.9, FP No. 14 known as "Sai Prasad" at 2nd Floor admeasuring about Built up Area of 43.08 sq.mtrs. situated at Vishwakarma Society, Village, Chitra, Dist. Bhavnagar on the land bearing Revenue Survey No.40, 41, 42, 44 & 45 Taluka and District Bhavnagar.

Description of the Immovable Property: 1) Sonalben Bhupendrabhai Mistry, 2) Bhupendrabhai Utambhai Mistry, both are residing at Bazar Faliyu, Near Ramji Mandir Temple, Mota Gam, Bardoli, Mota Gam, Bardoli, Surat - 393435 and also at Gamat faliyu, Mota Gam, Bardoli, Surat - 393545.

Description of the Immovable Property: Plot No. 74, admeasuring 10.15 Sq.Mtrs. i.e. 48 Sq.vaar open land (along with undivided admeasuring 22.01 Sq.Mtrs.) known and identified as "Ramkrishna Residential-1" situated at Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 246 & 241 (after consolidation Block no. 230) (As per K.J.P Block No. 230/74) admeasuring 27013 Sq.Mtrs. N.A. land situated at Village- Mota, Tal. Bardoli, Dist. Surat. Bounded as: East-Society Internal Road, West-Plot No. 83; North-Plot No. 73; South-Plot No.75

Date & Time of Inspection of the property(ies) : 05-08-2024 & 12-08-2024 Between 11AM to 4PM
Date for Submission of Bid & EMD : 28.08.2024 between 11 AM to 05 PM
Date and Time of Auction : 29.08.2024 from 11:00 AM to 2:00 PM

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.", "Place of submission of bids : 1) Ujjivan Small Finance Bank Ltd Shop Opp. Jivan Jyot, Upper Ground Floor, Shop No. 22.23 of the building named "Shreenath Complex" situated at Revenue Udhana, Taluka : City Surat, Dist. Surat, Gujarat -394210. Sr. No. 1, 2, 4, 9. (Contact Details: Ankur Sonawane-9904174447) 2) Ujjivan Small Finance Bank Ltd. 1st Floor, "Aarav Avenue" formerly known as Sun City House, Mithakhali Six Road, Opposite Kotak Mahindra Bank, Navrangpura, Ahmedabad - 380006. Sr. No. 6 & 7 (Rajendra Marwar - 9898026143) 3) Ujjivan Small Finance Bank Ltd., Prabhanpur Opp. Dena Bank, Randhanpur Road, Mehsana-384002. Sr. No. 3 & 5 (Anuruddhsinh Gadhave-9824502290). 4) Ujjivan Small Finance Bank Ltd., Shanti Arcade, Opp-Aksharwad temple, Waghawadi Road Bhavnagar-364002. Sr. No. 8 (Rajendra Marwar - 9898026143)

Terms & Conditions : The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS". 1. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property /ies put on auction and claims /rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description. 3. The Interested Bidders shall submit their Bid before the Authorized officer undersigned one day before the auction date as mentioned above. 4. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd., Contact person - Prabakaran M - (Mob. No.7418281709). The intending bidders are advised to visit https://www.bankauctions.com or https://www.ujjivanfinance.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's- 7291918824, 25, 26 support email id - support@bankauctions.com , Auction portal - https://www.bankauctions.com. 5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter -se bidding if deemed necessary. The Authorized officer has the discretion to accept or reject any offer / Tender without assigning any reason. 6. The Earnest Money Deposit (EMD) of the successful 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 successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property amount. 7. The publication is subject to the force major clause. 8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapses/failure/Internet failure/power failure etc.), in order to ward off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully. This is also a notice to the above named borrowers/Guarantor/s/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Gujarat, Date: 24.07.2024

Sd/- Authorised Officer, Ujjivan Small Finance Bank