



Date: October 11, 2025

To,
Corporate Governance Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400001.

Script ID: "ULTRACAB", Script Code: 538706

Sub: Submission of Newspaper Advertisement published for 100 Days campaign 'Saksham Niveshak'.

Dear Sir,

Pursuant to Regulation 30 read with Schedule III Part A Para A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, please find enclosed herewith the copies of newspaper advertisement published on October 11, 2025, in both a national English daily (Financial Express) and a regional language newspaper (Gujarati) pertaining to 100-Days Campaign – 'Saksham Niveshak', for creating awareness among shareholders, advising them to update their details and claim their unpaid or unclaimed dividends before such amounts get transferred to the Investor Education and Protection Fund under the said Campaign via process mentioned in the advertisement.

This intimation shall also be available on the website of the Company at www.ultracabwires.com.

You are requested to kindly take the above information on record.

Yours faithfully,
FOR, ULTRACAB (INDIA) LIMITED

Pankaj Shingala
Whole-time Director
DIN: 03500393

Encls: a/a

ULTRACAB (INDIA) LIMITED

Regd. Office & Works : Sr. No. 262,
B/H. Galaxy Bearings Ltd. Shapur (Veraval)
Dist. : Rajkot-360024. Gujarat, INDIA.
Tel. : +91 2827 - 253122 / 23
E-mail : info@ultracab.in
Web : www.ultracab.in, | www.ultracabwires.com
CIN No. : L31300GJ2007PLC052394

Corporate Office : C-303, Imperial Heights,
Opp. Big Bazaar, 150 Ft. Ring Road, Rajkot-360005.
Tel. : +91 281 - 2588136, 2588236
E-mail : ho@ultracab.in

Head Office : Office No. 1801, Haware Infotek Park,
Plot No. - 39/3, Sector No. 30-A, Vashi, Navi Mumbai - 400 703
Tel. : +91 22 - 20870306, 20870307
E-Mail : mumbai@ultracab.in



AASVAS FINANCIERS LIMITED

(CIN:U65922DL2011PC014259) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of **AASVAS FINANCIERS LIMITED** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 33(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice calling upon the borrower/powers conferred under section 33(1) of the said Act to pay the amount mentioned in the said notice by the due date and notice. The borrower having failed to reply the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred under section 33(1) of the said Act and in exercise of powers conferred upon me under section 33(12) of the said Act. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **AASVAS FINANCIERS LIMITED** for an amount of Rs. 1,56,45,951.56/- as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
RAVAL SHITALBEN, RAVESH KUMAR RAMANBHAI RAVAL GUARANTOR - SANDIP KACHHARABAI VALLABH RAVAL (N) 15645951.56/230277029	8 OCT 24 Rs. 1,56,45,951.56/- 4 OCT 24	MILKAT NO. 45/57, SITUATED AT ANKOR TA, MALPURI, DIST. - ARUNACHAL GUJARAT 383435 ADMEASURING 78.50 SQ.MTR.	PHYSICAL POSSESSION TAKEN ON 8 OCT 25
MANOJBHAI ARYUNDEBHAI VAGHELA GUARANTOR - KISHANKUMAR MAHENDRABHAI PARMAR (A/C NO) 15645951.56/23028766	8 OCT 24 Rs. 1,56,45,951.56/- 4 OCT 24	MILKAT NO. 45/57, SITUATED AT ANKOR TA, MALPURI, DIST. - ARUNACHAL GUJARAT 383435 ADMEASURING 78.50 SQ.MTR.	PHYSICAL POSSESSION TAKEN ON 8 OCT 25

Place : Gujarat Date: 11-10-2025
Authorized Officer Aavas Financiers Limited

ULTRACAB (INDIA) LIMITED

Office: Survey No. 302, Bn. Bhalay Bearings Ind, Shapur (Veraval) - 360024, Dist.: Rajkot, Gujarat, India.

www.ultracab.in | @ultracab.in, CIN : L3130GV02007LC052394

NOTICE TO SHAREHOLDERS "SAKSHAM NIVESHAN - 100 DAYS CAMPAIGN"

Pursuant to directions of Investor Education and Protection Fund Authority (IEPFA), your Company has started a 100 Days Campaign "Saksham Niveshan" continuing till November 06, 2025, for the shareholders who have not responded to the demand notice in order to prevent their shares from being transferred to the IEPFA and the notice is being served by the Company as part of the aforesaid campaign.

During this Campaign all the shareholders who have unpaid/unclaimed dividends or have not updated their KYC and nomination details or face any issues related to unclaimed dividends and shares may write to the Company's Registrar and Transfer Agent (RTA) BIGSHARE SERVICES PRIVATE LIMITED, Office No. 56-2, 6th Floor, Premade Business Park, Next to Asha Centre, Mahalaxmi Caves Road, Andheri (East), Mumbai - 400015, India, Tel-Fax No. : +91-22-68530301 / 066-09219800. E-mail : investor@bigshareonline.com, Website : www.bigshareonline.com.

Further, Shareholders holding shares in dematerialized (demat) form who have not claimed their dividends are requested to update their KYC and bank details directly with their respective Depository Participants (DPs).

Date : October 10, 2025
Place : Rajkot
For ULTRACAB (INDIA) LIMITED,
Sd/-, Amit Vishwakarma
Company Secretary and Compliance Officer

FEDBANK

FEDBANK FINANCIAL SERVICES LTD.

Unit no.: 1101, 11th Floor, Cignus, Plot No. 71A, Powal, Paspoli, Mumbai - 400 087

Whereas, the undersigned being the Authorized Officer of Federal Bank Financial Services Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 33(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 24/07/2025 calling upon the Borrower, Mortgagee, Co-Borrower(s) and Guarantor. (1) SHAMDESHWAR (Borrower & Mortgagee) through its Proprietor Mr. Hitesh Parmar (2) HIRSHIBHAI SHAMDESHWAR PARMAR (A/C No. 156,45,951.56/230277029) (3) RESHA HITECH PARMAR (Co - Borrower & Mortgagee), to repay the amount mentioned in the said notice being Rs. 26,57,651.29/- Rupees Twenty Six Lakhs Fifty Seven Thousand Six Hundred Fifty One & Twenty Nine Paise Only (i.e. Rs. 15,64,951.56/- in Loan Account No. FEDBFLAP042173 and Rs. 10,92,699.74/- in Loan Account No. FEDBFLAP042174 as on 14/07/2025) along with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc., within 60 days from the date of receipt of the said demand notice.

The Borrower, Mortgagee, Co-Borrower(s) and Guarantor mentioned hereinabove having failed to repay the above said amount within the specific period, notice is hereby given to the Borrower, Mortgagee, Co-Borrower(s), Guarantor and the public in general that the undersigned Authorized Officer has taken **POSSESSION** of the property described herein below in exercise of powers conferred on him under section 33(1) of the SARFAESI Act read with Rule 9 of Security Interest (Enforcement) Rules, 2002 on the October 06 of the year 2025.

The Borrower, Mortgagee, Co-Borrower(s) and Guarantor mentioned hereinabove in particular and the public in general is hereby cautioned not to deal with the properties with the following property to be subject to the charge of Federal Financial Services Ltd. for an amount of Rs. 26,57,651.29/- Rupees Twenty Six Lakhs Fifty Seven Thousand Six Hundred Fifty One & Twenty Nine Paise Only (i.e. Rs. 15,64,951.56/- in Loan Account No. FEDBFLAP042173 and Rs. 10,92,699.74/- in Loan Account No. FEDBFLAP042174 as on 14/07/2025) along with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc., within 60 days from the date of receipt of the said demand notice.

The Borrower's attention is invited to sub-section (B) of Section 13 of the Act, in respect of all powers mentioned in the second schedule.

SCHEDULE I
DESCRIPTION OF THE MORTGAGED PROPERTY.

All the place and parcel of immovable property of Commercial Shop bearing City Survey Ward No. 30, City Survey No. 105 to 107 Palki, area known as "Kavadevashahi Market Street No. 1/18", Shop constructed on land area adm. 12.00 Sq. Mtrs., at Village Rajkot, Ta. Dist. Rajkot of Gujarat State.

Place : Rajkot
Date : 06-10-2025

Sd/- (Authorized Officer)
Federal Bank Financial Services Ltd.

CAPRI GLOBAL CAPRI GLOBAL HOUSING FINANCE LIMITED

HOUSING FINANCE LIMITED

Registered & Corporate Office : 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai-400013

Reserve Office : 502, 2nd floor, Riva Road, Mumbai-400013

APPENDIX- IV-A (See provision to rule 6 (8) and 9 (1))

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 6 (8) and (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorized Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD and property details mentioned below.

SR. NO.	1. BORROWER(S) NAME	2. OUTSTANDING AMOUNT	3. DESCRIPTION OF THE MORTGAGED PROPERTY	4. DATE & TIME OF E-AUCTION OF EMD	5. DATE & TIME OF SUBMISSION OF EMD WITH KYC	6. DATE OF INSPECTION	7. RESERVE PRICE	8. END OF THE PROPERTY	9. RESERVE PRICE	10. END OF THE PROPERTY
1.	1. Mr. Laljibhai Sadashivbhai Vala (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Property bearing Plot No. B-6, adm. 93.50 Sq. Mtrs., in Shyam Nagar, situated on the land bearing Block No. 7 & 8, 76/2, 12th Floor, 31956 Sq. Mtrs., Opp. RTO Check Post, Near Ashwini Hotel, N.S. Village, Vinayak, Sonagadh, Taluka, Gujarat - 394670 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 25, 26 Mts. Road, South By - Plot No. 7	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
2.	1. Mr. Jagdish Bachubhai Maseva (Borrower)	2. Rs. 1,56,45,951.56/-	3. All the place and parcel of property having land and building bearing: House No. 215, adm. measuring 150 Sq. Mts. of Plot No. 65 of R.S. No. 131, Panchayat, Mandhara Park, Opposite Dharti Guest House, Off Rajkot Road, Highway, Taluka Chotila, District Unjha, Gujarat - 363520 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 64 & 63, West-Flat No. 66, North - 75 Mts. Road, South- Plot No. 67	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
3.	1. Mr. Shantibhai Maganbhai Bheda (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Residential House No. 1 (Block No. 8) of Plot No. 131 in Shyam Nagar, situated on the land bearing Block No. 7 & 8, 76/2, 12th Floor, 31956 Sq. Mtrs., Opp. RTO Check Post, Near Ashwini Hotel, N.S. Village, Vinayak, Sonagadh, Taluka, Gujarat - 394670 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 25, 26 Mts. Road, South By - Plot No. 7	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
4.	1. Mr. Bhanubhai Rambhai Dangar (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Property bearing Immovable Residential Property bearing adm. 30.24 Sq. Mtrs., with construction thereon, situated in City Survey Ward No. 388, Situated in Near Kumbharwadi, District Unjha, Gujarat - 364006 Bounded as follows: East By - Other's Property, North By - Other's Property, South By - Other's Property, South By - Other's Property	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
5.	1. Mr. Dhavalakumar Bhupendrabhai Patel (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Residential House No. 1 (Block No. 8) of Plot No. 131 in Shyam Nagar, situated on the land bearing Block No. 7 & 8, 76/2, 12th Floor, 31956 Sq. Mtrs., Opp. RTO Check Post, Near Ashwini Hotel, N.S. Village, Vinayak, Sonagadh, Taluka, Gujarat - 394670 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 25, 26 Mts. Road, South By - Plot No. 7	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
6.	1. Mr. Kamleshkumar Kantilal Galiya (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Residential House No. 1 (Block No. 8) of Plot No. 131 in Shyam Nagar, situated on the land bearing Block No. 7 & 8, 76/2, 12th Floor, 31956 Sq. Mtrs., Opp. RTO Check Post, Near Ashwini Hotel, N.S. Village, Vinayak, Sonagadh, Taluka, Gujarat - 394670 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 25, 26 Mts. Road, South By - Plot No. 7	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
7.	1. Mr. Sharadbhai Babubhai Chudasma (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Residential House No. 1 (Block No. 8) of Plot No. 131 in Shyam Nagar, situated on the land bearing Block No. 7 & 8, 76/2, 12th Floor, 31956 Sq. Mtrs., Opp. RTO Check Post, Near Ashwini Hotel, N.S. Village, Vinayak, Sonagadh, Taluka, Gujarat - 394670 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 25, 26 Mts. Road, South By - Plot No. 7	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
8.	1. Mr. Ravishankar Rameshbhai Raval (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Property bearing Immovable Residential Property bearing adm. 30.24 Sq. Mtrs., with construction thereon, situated in City Survey Ward No. 388, Situated in Near Kumbharwadi, District Unjha, Gujarat - 364006 Bounded as follows: East By - Other's Property, North By - Other's Property, South By - Other's Property, South By - Other's Property	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
9.	1. Mr. Amitbhai Haribhai Kumbhani (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Residential Plot No. 407, Having built up area 33.10 Sq. Mts. on 4th Floor of Residential Building Named Rajwadi Apartment, Wing A Constructed On N/A Land, Collectively measuring 977.93 Sq. Mts. of Plot No. 33, 34, 35, 36, 37 and 38 of the area known as "Indraprastha" Situated at Revenue Survey No. 233 Village Rajkot, District Rajkot, Gujarat - 360007 Bounded as follows: North- Common Passage, South- Road East: Flat No. 407, West: OTS	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025

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10.	1. Mr. Hifajurrehman Alaudin Dodiya (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Property bearing Plot No. B-6, adm. 93.50 Sq. Mtrs., in Shyam Nagar, situated on the land bearing Block No. 7 & 8, 76/2, 12th Floor, 31956 Sq. Mtrs., Opp. RTO Check Post, Near Ashwini Hotel, N.S. Village, Vinayak, Sonagadh, Taluka, Gujarat - 394670 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 25, 26 Mts. Road, South By - Plot No. 7	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
11.	1. Mrs. Jignabai Dilipbhai Patel (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Property bearing Plot No. B-6, adm. 93.50 Sq. Mtrs., in Shyam Nagar, situated on the land bearing Block No. 7 & 8, 76/2, 12th Floor, 31956 Sq. Mtrs., Opp. RTO Check Post, Near Ashwini Hotel, N.S. Village, Vinayak, Sonagadh, Taluka, Gujarat - 394670 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 25, 26 Mts. Road, South By - Plot No. 7	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
12.	1. Mr. Nileshkumar Ratilal Prapajati (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Property bearing Plot No. B-6, adm. 93.50 Sq. Mtrs., in Shyam Nagar, situated on the land bearing Block No. 7 & 8, 76/2, 12th Floor, 31956 Sq. Mtrs., Opp. RTO Check Post, Near Ashwini Hotel, N.S. Village, Vinayak, Sonagadh, Taluka, Gujarat - 394670 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 25, 26 Mts. Road, South By - Plot No. 7	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
13.	1. Mr. Rahul Nisha Maheshwari (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Property bearing Plot No. B-6, adm. 93.50 Sq. Mtrs., in Shyam Nagar, situated on the land bearing Block No. 7 & 8, 76/2, 12th Floor, 31956 Sq. Mtrs., Opp. RTO Check Post, Near Ashwini Hotel, N.S. Village, Vinayak, Sonagadh, Taluka, Gujarat - 394670 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 25, 26 Mts. Road, South By - Plot No. 7	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025
14.	1. Mr. Shaktikumar Rajendrakumar Pandya (Borrower)	2. Rs. 1,56,45,951.56/-	3. All that piece and parcel of Property bearing Plot No. B-6, adm. 93.50 Sq. Mtrs., in Shyam Nagar, situated on the land bearing Block No. 7 & 8, 76/2, 12th Floor, 31956 Sq. Mtrs., Opp. RTO Check Post, Near Ashwini Hotel, N.S. Village, Vinayak, Sonagadh, Taluka, Gujarat - 394670 Bounded as follows: East By - 75 Mts. Road, West By - Plot No. 25, 26 Mts. Road, South By - Plot No. 7	4. 10.10.2025 (Between 3:00 P.M. to 4:00 P.M.)	5. 10.10.2025	6. 10.10.2025	7. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	8. 10.10.2025	9. Rs. 14,17,500 /-(Rupees Fourteen Lakhs Seventeen Thousand Five Hundred Only)	10. 10.10.2025

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. Capriglobal.in/notice

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE IS WITHOUT RECOURSE BASIS". As such sale is without any warranties & indemnities.

2. Particulars of the property (as, 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 any representation on the part of the Secured Creditor. Interested bidders are advised to preserve 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).

4. Auctioning shall only be through "online electronic mode" through the website: https://arfaasi.auctiontender.net or Auction Tryx Mobile App provided by the service provider MIS eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of conducting 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, power failure etc.

6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider MIS eProcurement Technologies Ltd. Auction Tryx, Ahmedabad (Contact no. 079-8813680/88136837). Mr. Ramprasad Sharma Mob. 800-402-3297/79-4102 5558. Email: ramprasad@auctiontender.net.

7. For participating in the e-auction sale the intending bidders should register their name at the following website: https://arfaasi.auctiontender.net and will in advance and shall get the user id and password. Intending bidders are advised to change the password immediately upon receiving from the service provider.

8. For participating in e-auction, intending bidders shall deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NET/RTGS in favour of "Capri Global Housing Finance Limited" on or before 28.10.2025

9. The intending bidders should submit the duly filled in Bid Form (format available on https://arfaasi.auctiontender.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, BCCW, Broadway Business Centre, Near New Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 latest by 03.00 PM on 28.10.2025. The sealed cover should be superimposed with "Bid for participating in E-auction Sales" 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 MIS 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 it is found 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, BCCW, Broadway Business Centre, Near New Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujarat-380009 and the Service Provider MIS eProcurement Technologies Ltd. Auction Tryx, Ahmedabad.

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 the bid amount within 15 days from the date of sale by DD/Pay order/NET/RTGS/Chq in favour of Capri Global Housing Finance Limited.

15. In the event of default in payment of above stipulated amount by the successful bidder or 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 up for sale.

16. At the request of the successful bidder, the Authorized Officer in his absolute discretion (if applicable) further time in writing, for depositing the balance of the bid amount.

17. The Successful bidder shall pay TDS (if Sale proceeds) (if applicable and subject to TDS certificate) to the Authorized Officer and the deposit the entire amount of sale price (after deduction of TDS) 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 amount paid 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 certificate of bids. 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 is scheduled is postponed a later date within 15 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. Please note that any movable items (if any) lying in the property is not offered with this Sale.

25. For further details and queries, contact the Authorized Officer, Capri Global Housing Finance Limited, Mr. Jeet Brabhambhai Mob. No. 9822354497/983985960.

This publication is also 15(17) days notice to the Borrower / Mortgagee / Guarantors of the above said loan account pursuant to rule 6(8) and (1) of the Security Interest (Enforcement) Rules, 2002, about holding of auction sale on the above mentioned date & place.

