

Date: 09th September, 2025

The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department National Stock Exchange of India Limited “Exchange Plaza”, Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir / Madam,

Sub.: Intimation of Newspaper Publications - Disclosure under Regulation 30 and Regulation 47 of SEBI (LODR) Regulations, 2015

Pursuant to Regulation 30 and Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we have enclosed herewith the copies of newspapers advertisement published in the Free Press Journal (English) and Navshakti (Marathi) on 09th September, 2025 with respect to Annual Report, Evoting Information and Book Closure date/Record Date of 19th Annual General Meeting of the Company.

Please take the above information on record.

Thanking You,

Yours faithfully,
For Valor Estate Limited
(Formerly known as D B Realty Ltd)

Jignesh Shah
Company Secretary

VALOR ESTATE LIMITED
(Formerly known as D B Realty Limited)

Regd. Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020 Tel: 91-22-49742706
Website: www.dbrealty.co.in Email: info @dbg.co.in
CIN: L70200MH2007PLC166818

ARTEMIS ELECTRICALS AND PROJECTS LIMITED
 CIN : L51505MH2009PLC196683
 Registered Office : Artemis Complex, Gala no. 105 & 108, National Express Highway, Vasai (East), Thane-401208, Maharashtra. Ph. No. 022-35722456 / 79635174
 Website : www.artemiselectricals.com; E-mail : contact@artemiselectricals.com

NOTICE is hereby given that the **16th Annual General Meeting of Artemis Electricals and Projects Limited is scheduled to be held on Saturday, 27th September, 2025 at 1:30 P.M. IST**, through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM"), to transact the business as mentioned in the Notice of AGM.

The AGM is being convened in due compliance with all the applicable provisions of the Companies Act, 2013 and the Rules made thereunder read with General Circular Nos. 14/2020 dated 8th April, 2020, 17/2020 dated 13th April, 2020, 20/2020 dated 5th May, 2020 and subsequent circulars issued in this regard, the latest being 9/2023 dated 25th September, 2023 issued by the Ministry of Corporate Affairs (MCA), read with Securities and Exchange Board of India (SEBI) Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated 5th January, 2023 and SEBI/HO/CFD/PoD-2/P/CIR/2023/167 dated 7th October 2023 issued by the SEBI and other applicable circulars issued in this regard by the MCA and SEBI (hereinafter collectively referred to as "Circulars"), to transact the business as set out in the Notice convening the 16th AGM. The Member will be able to attend the AGM through VC / OAVM only. Members participating through VC / OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

- In compliance with the Circulars, electronic copies of the Notice of the AGM and Annual Report 2024-25 have been sent to all the members whose email IDs are registered with the Company / Depository Participant(s). The dispatch of Notice of the AGM through emails has been completed on September 5, 2025.
 - Electronic Copies of the Notice of AGM have sent to all the Members whose email id is registered with the Company and / or Depository Participant (s) whose names appear in the Register of Members as on **Friday, 29 August, 2025.**
 - The e-voting period commences on **Wednesday 24th September, 2025 at 9:00 a.m. and ends on Friday 26th September, 2025 at 5.00 p.m.** During this period, Members holding shares as on Friday, 19th September, 2025 i.e. cut-off date, may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter. Those Members, who will be present in the AGM through VC / OAVM facility and have not cast their vote on the Resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system during the AGM.
 - The manner of voting remotely for members holding shares in dematerialized mode and for members who have not registered their email addresses is provided in the Notice of the AGM.
 - Members who have not registered their email addresses are requested to register their email addresses with respective depository participant(s) and are requested to update their email addresses with Company's Registrar and Share Transfer Agent, Cameo Corporate Services Limited, at cameo@cameoindia.com and keeping Carbon Copy to contact@artemiselectricals.com to receive copies of the Annual Report 2024-25 along with the Notice of the 16th AGM, instructions for remote e-voting and instructions for participation in the AGM through VC.
 - Shareholders who would like to express their views / ask questions during the meeting may register themselves as a speaker by sending their requesting advance **at least 7 days prior to meeting** mentioning their name, Demat account number / folio number, email id, mobile number at contact@artemiselectricals.com. Only Registered speakers will be allowed to speak during the meeting.
 - The shareholders who do not wish to speak during the AGM but have queries may send their queries in advance **3 days prior to meeting** mentioning their name, demat account number / folio number, email id, mobile number at www.contact@artemiselectricals.com. These queries will be replied to by the company suitably by email.
 - The members who need assistance before or during AGM, can Contact CDSL on helpdesk.evoting@cdslindia.com or contact at 022-23058738 and 022-23058542/43

Scrutinizer : The Company has appointed Mr. Vipin Chhavchhry, M/s. VC Associates, Practicing Company Secretaries (having Membership A39361) the Scrutinizer for scrutinizing the remote e-voting at the AGM in a fair and transparent manner. The Details of AGM, Annual Report along with Notice, be made available on the website of the Company. Members are requested to visit www.artemiselectricals.com to obtain such details.

For Artemis Electricals and Projects Limited
 Sd/-
Shivkumar Chhangur Singh
 Whole Time Director and CFO
DIN : 07203370

Place : Vasai
Date : 06.09.2025

BOI
 Bank of India
 Relationship beyond banking

Branch: Baram Patil Road, Bhayandar (E), District Thane, Maharashtra - 401 105, Tel. No. 28049463, 28045604. E-mail: Bhayanadar.MumbaiNorth@bankofindia.co.in

Sale notice to the Gold Loan Borrower
 (Should be translated in vernacular language)

BHY/ADV/GL/NPA/25-26/7311-313/04 Date:06-09-2025

To,
Rashmi Giridhar Acharekar (Borrower)
 House No. 919, Karmal Galli, Sawantwadi, Sindhudurga, Maharashtra - 416510.
 Sir/ Madam,

Sub: Auction of gold jewellery / ornaments / coins of your Gold Loan Account

We refer to our letter No. BHY/ADV/GL/NPA/25-26/7311-313/01&02 dated 02-08-2025 informing you to repay the dues of **Rs. 28000/08 +int (Rupees Twenty Eight Thousand Paise Eight)** in your gold loan account within 15 days of receipt of our letter.

As we have not yet received the repayment in your account within the stipulated time as mentioned in our letter, we are constrained to auction the gold jewellery / ornaments / coins pledged to the bank to realize our dues. The auction of jewels will be held at **Bhayandar-24-09-2025 (Date) on 11.00 am (Time).**

Please note that if the Bank auctions the pledged gold jewellery / ornaments / coins and if the dues are not fully satisfied with the sale proceeds of the gold jewellery / ornaments / coins, we shall be constrained to take appropriate legal action against you in the court of law for recovery of balance amount from you

Branch Manager
 Bank Of India
 Bhayandar Branch

केनरा बैंक Canara Bank
 भारत सरकार का उपक्रम A Govt. of India Undertaking

Mandvi Branch : 74/76, Kazi Saheed Street, Sujer House, Mumbai-400 003. Email : cb0210@canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation 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 Secured Creditor, the **constructive possession** of which has been taken by the Authorised Officer of, **MANDVI Branch of the Canara Bank**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26/09/2025**, for recovery of **Rs. 16,26,939.93 (Rupees Sixteen Lakhs Twenty Six Thousand Nine Hundred Thirty Nine and paise Ninety Three only)** plus further interest thereon from **30/12/2019** along with suit expenses and other charge due to the, **MANDVI Branch of Canara Bank from Mr. Tushar Jagdish Narayan Tiwari (Borrower) and Prasad Prakash Hakkar (Guarantor).**

Details of the immovable property, Reserve price and EMD amount are as under:

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	All part & Parcel of residential Flat No A-05, On Ground Floor, Building known as "Shrikrishna Residency" Situated at survey No. 2, Hissa No. 4 of village Gunde, Near Maateshwari Regency, Karjat, Taluka Karjat, District Raigad- 412021, Extent of Built up Area 350.00 Sq. Ft. standing in the name of Mr Tushar Jagdish Narayan Tiwari.	Rs. 11,00,000/-	Rs. 1,10,000/-

The earnest money deposit shall be deposited on or before **25.09.2025 at 4.00PM**

There are no known encumbrances on the above property as per the knowledge of the bank.

The property can be inspected on **24.09.2025 between 11.00AM and 4.00PM.** with Prior Appointment with Authorised Officer

For further details contact Mr. D Sathia Raja Authorised Officer and Assistant General Manager, Regional Office Mob no. 8655918379 and its team 8169845618/9410316322/8655963182 may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), Contact No. 7046812345/6354910172/ 8291122020/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com / support.ebkray@procure247.com)

Date : 03.09.2025
Place : Mumbai

Sd/-
 Authorised Officer
 Canara Bank

NOTICE

NOTICE IS HEREBY GIVEN that our clients Ms. Gulshan Tarapore nee Ms. Gulshan Maneck Thanavala ("Gulshan") and Ms. Yasmin Maneck Thanavala ("Yasmin") in their personal capacities as also in their respective capacities as legal heirs of the late Mr. Aspi Maneck Thanavala ("Aspi") (which heirs also include Ms. Thrity Aspi Thanavala) have lost/ misplaced/ are unable to trace the Original Title Documents and Shares (set out in the **First Schedule** hereunder written) in respect of the Park View Flat more particularly described in the **Second Schedule** hereunder Written (hereinafter collectively referred to as the "**Park View Premises**") and the Original Title Documents (set out in the **Third Schedule** hereunder written) in respect of the Mistry Court Flat more particularly described in the Fourth Schedule hereunder Written (hereinafter collectively referred to as the "Mistry Court Premises").

ANY PERSON/S having custody or possession of the Original Title Documents and/or Shares for any reason whatsoever and on the basis thereof claiming any right in respect of or against the Park View Premises and/or the Mistry Court Premises or any part thereof is/ are hereby required to make the same known in writing to the undersigned at M/s. FZB & ASSOCIATES, at the address mentioned below, together with documentary support in respect thereof or with the Original Title Documents and Shares, within 14 (fourteen) days of the date of this notice, failing which claims, if any, shall not be entertained and shall be deemed to have been waived.

THE FIRST SCHEDULE ABOVE REFERRED TO
(List of Title Documents and Shares in respect of the Park View Premises)

A. Original Share Certificate for 5 fully paid-up shares bearing Share Certificate No.16 and Distinctive Nos.76 to 80 (both inclusive) issued by "IL Monte Co-Operative Housing Society Ltd." on 10th December, 1962;

B. Any other title deeds/ documents in respect of the said Park View Premises including those that may have been executed by K. M. Thanavalla alias Katie Maneck Thanavalla alias Katie Maneck Thanavala and/or Maneck Sorabji Thanavalla alias Katie Maneck Sorabji Thanavalla alias Maneck Sorabji Thanavala.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the Park View Premises)

A. 5 fully paid-up shares bearing Share Certificate No.16 and Distinctive Nos.76 to 80 (both inclusive) issued by "IL Monte Co-Operative Housing Society Ltd.";

B. Flat No.16 admeasuring 1675 sq.ft. (carpet area) situate on the 4th floor of the building known as "Park View" which building is constructed on all that piece and parcel of land or ground admeasuring 1493 sq. yards or thereabouts bearing CS No.919 at 12 Little Gibbs Road, Malabar Hill, Mumbai – 400 006;

C. The exclusive right to use Car Parking Space situate at the southwest corner in the compound of Building known as Park View;

D. Sinking Funds, if any.

E. One locker on the ground floor of the Building known as Park View; and

All beneficial right, title and interest in the Shares, Flat, Car Parking Space, Sinking Funds and Locker.

THE THIRD SCHEDULE ABOVE REFERRED TO
(List of Title Documents in respect of the Mistry Court Premises)

A. Any other title deeds/ documents in respect of the said Mistry Court Premises including those that may have been executed by Rustom Sorabji Thanavalla and/or Maneck Sorabji Thanavalla alias Maneck Sorabji Thanavalla alias Maneck Sorabji Thanavalla and/or K. M. Thanavalla alias Katie Maneck Thanavalla alias Katie Maneck Thanavala.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Description of the Mistry Court Premises)

A. 5 (Five) fully paid-up shares bearing Share Certificate No.1 and Distinctive Nos.1 to 5 (both inclusive) issued by "Gulshiana Co-Operative Housing Society Ltd.";

B. Flat No.14 admeasuring 1346 sq.ft. (carpet area) situate on the 3rd floor of the building known as "Mistry Court" which building is constructed on all that piece and parcel of land or ground admeasuring 1656 sq. yards or thereabouts bearing CS No.1643, Plot No.208, Block 2 at 208, Dinshaw Wacha Road, Opp. Cricket Club of India, Mumbai – 400 001; alongwith

C. One garage bearing 'H' admeasuring approximately 230 sq. ft. or thereabouts;

D. Sinking Funds, if any; and

E. All beneficial right, title and interest in the Shares, Flat, Garage, Sinking Funds and Locker.

Dated this 09 day of September, 2025

Fernaza Z. Behramkamdin
 FZB & ASSOCIATES Advocates and Solicitors
 Office No. 207, Embassy Centre,
 Plot No. 207 Jammalal Bajaj Road,
 Nariman Point, Mumbai 400 021

DB REALTY
 THE NEXT LEVEL

Valor Estate Limited
 (formerly known as D B Realty Limited)
 CIN: L70200MH2007PLC166818
 Regd. Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020
 Tel: 91-22-49742706 E Mail: investors@dbg.co.in Website: www.dbrealty.co.in

NOTICE

Notice is hereby given that the 19th Annual General Meeting (AGM) of the Members of **Valor Estate Limited** will be held on Tuesday, the 30th September, 2025 at 3.00 P.M. through video conferencing (VC) or other audio visual means (OAVM). In compliance with the relevant circulars issued by the Ministry of Corporate Affairs latest being number 09/2024 dated September 19, 2024 and all other applicable circulars issued by the Ministry of Corporate Affairs (MCA) and circular issued by Securities and Exchange Board of India (SEBI) latest being the SEBI circular number SEBI/HO/CFD/PoD-2/P/CIR/2024/133 dated October 3, 2024 read with and other applicable circulars issued by the Securities and Exchange Board of India (hereinafter collectively referred to as "Circulars"), companies are allowed to hold AGMs through VC/OAVM, without the physical presence of Members at a common venue. Hence, the AGM of the Company is being held through VC to transact the business as set forth in the Notice of AGM dated 14th August, 2025.

In compliance with the Circulars, the electronic copies of the Notice of the AGM and Annual Report 2024-25 have been sent to all the Members whose email IDs are registered with the Company/Depository Participant(s). These documents are also available on the website of the Company at www.dbrealty.co.in, websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively and on the website of NSDL https://www.evoting.nsdl.com.

Notice is also hereby given that pursuant to Section 91 of the Companies Act, 2013 and the Rules made thereunder and Regulation 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, the Register of Members and the Share Transfer Books of the Company will remain closed from 24th September, 2025 to 30th September, 2025 (both days inclusive) for the purpose of complying with the requirements under the Listing regulations.

The members are further informed that pursuant to Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, the Company is offering e-voting facility to its members, for casting votes using an electronic voting system from a place other than the venue of the AGM ("remote e-voting"). The Company has engaged the services of NSDL to provide remote e-voting facility to the Members of the Company. The Company has on 08th September, 2025 sent e-mail to the Members, whose e-mail IDs are registered with the Company or Depository Participant(s), wherein the details and the procedures for e-voting has been provided in the Notice contained in the Annual Report.

Further, in accordance with Regulation 35(1)(b) of the SEBI LODR, a letter containing the web-link for addressing the path of Annual Report for the financial year 2024-25 has been sent to the Members whose e-mail IDs are not registered with the Company/RTA/DPS.

E-voting of the members/ beneficial owners shall be reckoned in proportion in their shares in the paid-up capital of the Company as on cut off date of 23rd September, 2025. The e-voting would commence on 27th September, 2025 at 9.00 A.M and end on 29th September, 2025 at 5.00 P.M.

The remote e-voting facility shall not be allowed beyond the said time. The members who have cast their votes by remote e-voting may participate in the AGM, but shall not be allowed to vote again. The members who have acquired the shares after the dispatch of the Annual Report and holding shares as on cut off date may write to the Company or to NSDL for log in ID and password for remote e-voting at their e-mail addresses – investors@dbg.co.in or evoting@nsdl.co.in. The Notice of the AGM of the Company indicating the process and the manner of remote e voting can be downloaded from the website. https://www.evoting.nsdl.com

The results on resolutions along with the Scrutinizer's Report shall be placed on the Company's website www.dbrealty.co.in and on the website of NSDL https://www.evoting.nsdl.com for information to the Members and communicated to BSE Limited and National Stock Exchange of India Limited.

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no.: 022 - 4886 7000 and 022 - 2499 7000 or send a request to Mr. Amit Vishal, Asst. Vice President - NSDL at evoting@nsdl.co.in

By Order of the Board of Directors
 Sd/-
 Jignesh Shah
 Company Secretary

Place: Mumbai
Date: 9th September, 2025

CAPRI GLOBAL HOUSING FINANCE LIMITED
 Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, 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.

Sr. No.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Atul Barku Patil ("Borrower") 2. Mrs. Vandana Barku Patil (Co-Borrower) LOAN ACCOUNT No. LNHJLAL000020716 (Old) /50300000725867 (New) Rupees 15,62,469/- (Rupees Fifteen Lacs Sixty Two Thousand Four Hundred and Sixty Nine One Only) as on 18.06.2025 along with applicable future interest.	All Piece and Parcel of Part of Plot No. 25, (North-Southern side), area admeasuring 43.75 Sq Mtrs., out of total plot area 131.25 Sq Mtrs., Gat No. 31/2, Situated at Waki Kh, Tal Jamner, District: Jalgaon, Maharashtra Alongwith Construction thereon present and future both. Boundaries as under :- East :- Plot No. 39, West :- Approach Road, North :- Part of Plot No. 25, South :- Part of Plot No. 25	1. E-AUCTION DATE: 29.09.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 27.09.2025 3. DATE OF INSPECTION: 26.09.2025	RESERVE PRICE: Rs. 3,00,000/- (Rupees Three Lacs Only). EARNEST MONEY DEPOSIT: Rs. 30,000/- (Rupees Thirty Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
2.	1. Mr. Ravindra Bharat Phatakde ("Borrower") 2. Mrs. Vaishali Ravindra Fatkade (Co-borrower) LOAN ACCOUNT No. LNLHARG000021541 (Old)/5120000619146 (New) Rupees 10,73,939 /- (Rupees Ten Lacs Seventy Three Thousand Nine Hundred Thirty Nine Only) as on 05.05.2025 along with applicable future interest.	All that piece and parcel of residential Property having land and building being Row House No. 15, area admeasuring 34.54 Sq. Mts. (equivalent to 404 Sq. Ft.), Milkat No. 6792, Gut No. 98 Mauje - Jageshwari, Taluka - Gangapur, District - Aurangabad, Maharashtra - 431136 Bounded as follows: East : 18 Ft Road West : Land of Bhujang , North : Row House No.14, South : Row House No.16	1. E-AUCTION DATE: 29.09.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 27.09.2025 3. DATE OF INSPECTION: 26.09.2025	RESERVE PRICE: Rs. 3,50,000/- (Rupees Three Lacs Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 35,000/- (Rupees Thirty Five Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website.

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or may 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/.
- Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837). Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net.
- For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontiger.net well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 27.09.2025.
- 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 No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 latest by 03:00 PM on 27.09.2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale:- in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name".
- After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C. Road, Shivaji Nagar, Pune, Maharashtra-411004 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 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/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised 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 Authorised Officer, failing which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
- Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorised Officer is final, binding and unquestionable.
- All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- Movable Article (if any) lying in the property is not part of this sale.
- For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited or Mr. Sumedh Sahebrao Mobile No. 968947497

This publication is also 15 (Fifteen) days' notice to the Borrower / Mortgagor / 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 : MAHARASHTRA Date : 09-Sept-2025

Sd/- (Authorised Officer) Capri Global Housing Finance Limited

यूनियन बैंक ऑफ इंडिया Union Bank of India
 भारत सरकार का उपक्रम A Government of India Undertaking

Regional Office, Mumbai (South) : Union Bank Building, 6th Floor, 66/80, Mumbai Samachar Marg, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS 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 PROVISION TO RULE 8 (6) / RULE 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 possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on **26.09.2025** in between **12.00 PM to 5.00 PM.**, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx. Bidder may also visit the website https://baanknet.com. The under mentioned properties will be sold by Online E-Auction through website https://baanknet.com on **26.09.2025** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website https://baanknet.com
Date & Time of Auction : 26.09.2025 at 12.00 P.M to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) Mr. Nitin Nanjibhai Makwana and Mr. Hitesh Nanjibhai Makwana b) Nepeansea Road Branch c) Residential Flat/unit no 302, Third Floor, Wing 84, admeasuring 395 sq ft., Happy Home Estate-III, Near Allahabad Bank, Mira Road (East), Village Penkarpada, Taluka and District Thane, Maharashtra 401107 d) Mr. Nitin Nanjibhai Makwana and Mr. Hitesh Nanjibhai Makwana	a) ₹ 50,37,000.00 b) ₹ 5,03,700.00	Rs. 16,98,726.22/- (Rupees Sixteen Lakh Ninty Eight Thousand Seven Hundred Twenty Six and Paise Twenty Two Only) as on 06.01.2024 plus further interest thereon w.e.f 07.01.2024 at applicable rate of interest, cost and charges till date. Mr. Siddharth Kushawaha - Mob. No. 9594909454 Mr. Dwarika Prasad - Mob. No. 8130994660	Not Known Symbolic Possession
2	a) Mrs. Bimla Kailas Kumawat and Mr. Kailas Kumawat b) Bhuleshwar Branch, Mumbai c) Residential Flat No. 302, A Wing, Bhairav Darshan Tower CHSL, Sabin Cross Road, Pooja Nagar, Bhayander East, Thane - 401105 d) Mr. Manoj Kailas Kumawat, Ms. Raveena K kumawat & Ms. Manasi Kumawat legal heirs of Mrs. Bimla Kailas kumawat & Mr. Kailas Kumawat (Deceased)	a) ₹ 30,60,000.00 b) ₹ 3,06,000.00	Rs. 16,85,803/- (Rupees Sixteen Lakh Eighty Five Thousand Eight Hundred and Three only) as on 28.02.2025 plus further interest thereon w.e.f 01.03.2025 at applicable rate of interest, cost and charges till date. Mr. Siddharth Kushawaha - Mob. No. 9594909454 Mr. Abhishek Tiwari - Mob. No. 9717080695	Not Known Symbolic Possession
3	a) Mr. Rashid Ayubhbhai Motlani b) Agripada Branch c) Flat No 201, area admeasuring 610 sq.ft. built up area, on the 2nd Floor, in the building known as Qadri Tower, situated under S.No.225-A, 226 Tika No.03, at K.K Road, Mahagiri, Thane 400601 within the limits of Thane Municipal Corporation D) Mr. Rashid Ayubhbhai Motlani And Mrs. Rashida Rashid Motlani	a) ₹ 33,60,000.00 b) ₹ 3,36,000.00	Rs. 8,95,295.52 (Rupees Eight Lakh Ninety Five Thousand Two Hundred Ninety Five and Paise Fifty Two only) as on 30.09.2024 plus further interest thereon w.e.f 01.10.2024 at applicable rate of interest, cost and charges till date. Mr. Siddharth Kushawaha - Mob. No. 9594909454 Mr. Vikas Rathee - Mob. No. 9350370020	Not Known Symbolic Possession
4	a) Mr. Anthony Das Micheal Nadar b) Agripada Branch c) Flat No 302, admeasuring 892 sq ft built up area on the 3rd Floor Rosary Apartment s.no.166 A, Hissa No.14 (part), Plot No. 10, City No.57, Khuntavali, Ambarnath West Dist Thane D) Mr. Anthony Das Micheal Nadar And Ms. Sakaya Selvi Michael Nadar	a) ₹ 27,63,700.00 b) ₹ 2,76,370.00	Rs. 37,03,931.85 (Rupees Thirty Seven Lakh Three Thousand Nine Hundred Thirty One and Paise Eighty Five only) as on 30.09.2024 plus further interest thereon w.e.f 01.10.2024 at applicable rate of interest, cost and charges till date. Mr. Siddharth Kushawaha - Mob. No. 9594909454 Mr. Vikas Rathee - Mob. No. 9350370020	Not Known Symbolic Possession
5	a) Mr. Jayanthilal Bhimji Bhanushali and Jyotsna Jayantilal Bhanushali b) Mumbai Dadar West c) Flat No. 206, 2nd Floor, B-wing, Ravikant Apartment, opposite Guardian School, Lodha Heritage Road, Dombivili East Taluka Kalyan District Thane 421201 d) Mrs. Jayantilal Bhimji Bhanushali and Mrs. Jyotsna Jayantilal Bhanushali	a) ₹ 20,05,188.00 b) ₹ 2,00,518.80	Rs. 23,04,977.85 (Rs. Twenty Three Lakh Four Thousand Nine Hundred Seventy Seven and Paise Eighty Five only) as on 30.06.2024 plus further interest thereon w	

