

Satiate Agri Limited

CIN: L24111MP1986PLC003741

Regd. Office: 31, Sneh Nagar, F. No.18, Vatsalay Chamber, Indore, Madhya Pradesh, 452001

Contact: 9300614159; **Email Id:** shabachemicals@gmail.com; **Website:** www.satiateagri.com

August 06, 2026

To,

BSE Limited,
25th Floor, Phiroze
Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai-400001

BSE Scrip Code: 524546

Dear Sir/Madam,

Subject: Submission of Newspaper Advertisement in respect of information regarding 39th Annual General Meeting (AGM) to be held on August 27, 2026 at 05:00 P.M. through Video Conference (VC) /Other Audio-Visual Means (OVAM), Remote E-Voting information and Record Date.

Pursuant to Regulations 30 and 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended read with corresponding circulars and notifications issued thereunder, please find enclosed herewith copies of the following newspaper advertisement titled “**NOTICE TO SHAREHOLDERS REGARDING ANNUAL GENERAL MEETING (“AGM”) AND E-VOTING INFORMATION**” published in the following newspapers:

Newspaper	Language	Editions	Date of Publication
The Free Press Journal	English	Indore	06.08.2026
Choutha Sansaar	Hindi	Indore	06.08.2026

Further, the aforesaid newspaper advertisements are also uploaded on the website of the Company at www.satiateagri.com.

Kindly take the aforementioned information on records.

Thanking you,
Yours faithfully,
For Satiate Agri Limited

Priya Bhandari
Company Secretary & Compliance Officer

Enclosure: A/a

Briefs

Explosive drone found near runway

A drone carrying an explosive device was found near a runway at Germany's Leipzig/Halle Airport, forcing authorities to shut both runways and divert several flights. An airport worker spotted the drone near the south runway, after which police deployed an explosives-disposal robot and removed the device's detonator. A second flying object struck a freight plane after it aborted its landing because of the closure. The aircraft suffered slight damage. Authorities said there was no danger to passengers or airport employees. Police have not identified who was responsible for the drone.

SpaceX rocket set to hit Moon

A SpaceX Falcon 9 rocket's upper stage was expected to crash into the Moon early on Wednesday, although there was no immediate confirmation of the impact. The rocket stage, weighing about 4,000 kg, was travelling at 8,748 kmph and was expected to strike near the Einstein Crater. Nasa said the impact posed no danger to Earth. Scientists estimated it could create a crater 20 to 30 metres wide and provide researchers an opportunity to study lunar impacts.

3 years in jail: Imran's party stages stirrs

Supporters of former PM Imran Khan staged protests across Pakistan on Wednesday as he completed three years in jail, defying a police crackdown. Police arrested over 20 workers of Khan's Pakistan Tehreek-e-Insaf in Punjab after authorities denied permission for rallies in Punjab, Sindh and Balochistan. A gathering in Peshawar emerged as the centrepiece of the campaign demanding Khan's release. Khan, 73, has been jailed since Aug 5, 2023.

Four stabbed in London; no terror angle

Four men were stabbed in London's Covent Garden on Wednesday, police said. A 47-year-old woman was arrested on suspicion of possessing an offensive weapon and assault. Police, who seized a pair of scissors, said the attack was believed to be "mental health-related", with no terror angle indicated.

75-country visa freeze unlawful: Desi US judge

Washington: An Indian-origin US federal judge has ruled that the Trump administration's freeze on immigrant visa approvals for nationals of 75 countries violates federal immigration law.

US District Judge Amit Mehta ruled that the policy ex-

ceeded the Secretary of State's authority, saying immigration law requires consular officers to assess applications individually, including whether applicants are likely to become a "public charge". The State Department introduced the policy in January 2026, affecting

primarily family-based applicants and some employment- and investment-based applicants. The court ordered the dept to adjudicate the plaintiff's EB-5 visa application. The ruling does not automatically lift the freeze for all affected applicants. —Agencies

U GRO Capital Limited			
B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070			
POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)			
Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on the day, month and year mentioned below.			
The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of UGRO Capital Limited for the amount mentioned in the notice together with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.			
Sl. No.	Borrower Details	Demand Notice Date and Amount	Mortgaged Property
1.	1) ZERO GARMENTS 2) BANNERS 3) SUDHIR JAIN 4) NAMITA JAIN Loan Account Number: UGINRSS000064156	Demand Notice dated 25/05/2026 for an amount of Rs.4,61,35,108/- (Rupees Four Crore Sixty One Lakh Thirty Five Thousand One Hundred Eight Only) As on 25/05/2026	All that part and parcel of immovable property bearing Property Situated At, House/Plot No. 02, Shankar Bag Colony, Near Marimata Chouraha, Tehsil & Dist. Indore (M.P.) admeasuring Total Area 2640 Sq. ft. & 245.35 Sq. Mtr. Bounded By: On or towards the North: Back Lane, On or towards the South: Road of Colony On or towards the East: Plot No. 3, On or towards the West: Plot No. 1.
Place: MADHYA PRADESH Date: 06.08.2026			Sd/-(Authorised Officer) For UGRO Capital Limited

Satie Agri Limited

CIN: L24111MP1986PLC003741

Regd. Office: 31, Sneh Nagar, F. No.18, Vatsalay Chamber, Indore, Madhya Pradesh, 452001
Contact: 9300614159; Email Id: shabachemicals@gmail.com; Website: www.satieagri.com

NOTICE TO SHAREHOLDERS REGARDING ANNUAL GENERAL MEETING ("AGM") AND E-VOTING INFORMATION

Notice is hereby given that the 39th Annual General Meeting ("AGM") of the Company will be held on Thursday, August 27, 2026 at 05:00 p.m. (IST) through Two-Way Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") facility to transact the business as set out in the Notice of the AGM dated August 03, 2026.

Pursuant to relevant Circulars issued by Ministry of Corporate Affairs ("MCA") and the Securities and Exchange Board of India ("SEBI"), the Company is permitted to hold the AGM through VC/ OAVM, without the physical presence of the Members at a common venue.

In compliance with the aforesaid relevant MCA and SEBI circulars, The electronic dispatch of the Notice of Annual General Meeting and the Annual Report for the financial year 2025-2026 has been completed on August 05, 2026 through electronic mode to those Members whose email IDs are registered with the Company or Registrar & Transfer Agent (RTA) or respective Depository Participants ("DP"). The Notice of the AGM and Annual Report will also be available on Company's website www.satieagri.com, Stock Exchange's website www.bseindia.com and on the website of Central Depository Services (India) Limited (CDSL) www.evotingindia.com.

In terms of the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time and Secretarial Standard - 2 on General Meetings issued by The Institute of Company Secretaries of India and the MCA Circulars, the Company has engaged the services of CDSL, as the agency for providing e-voting facility (remote e-voting before the AGM and e-voting during the AGM) to the Members of the Company to exercise their right to vote on the resolutions proposed to be passed at the AGM through electronic voting system.

The remote e-voting facility before the AGM will be available during the following voting period (both days inclusive);

- a) Day, Date and time of commencement of remote e-voting: **Monday, August 24, 2026 at 09:00 A.M. (IST)**
b) Day, Date and time of end of remote e-voting: **Wednesday, August 26, 2026 at 05:00 P.M. (IST)**
c) Remote e-voting module shall be disabled by CDSL for voting after **5.00 p.m. on Wednesday, August 26, 2026;**

Any person who acquires shares of the Company and becomes a Member of the Company after the dispatch of AGM Notice and holds shares as on the Cut-off Date i.e. **Thursday, August, 20, 2026** should follow the instructions for e-voting as mentioned in the AGM Notice.

The Members who will be attending the AGM through VC/OAVM and who have not cast their vote through remote e-voting shall be able to exercise their voting rights through e-voting system at the AGM. The Members are also requested to note that if they have already cast their vote through remote e-voting, they may attend the AGM but shall NOT be entitled to cast their vote again; and Members holding shares in physical or in dematerialized form as on Thursday, August, 20, 2026 (Record Date), shall also be entitled to vote.

Members whose email ID is not registered and who wish to receive the Notice, Annual Report and all other communications by the Company, from time to time, may get their email IDs registered by submitting Form ISR-1 to Company's Registrar & Share Transfer Agent (RTA's) email id at admin@skylinertn.com. In case Shares are held in Demat mode, the Members may contact their Depository Participant ("DP") and register their email address in their Demat account as per the process advised by the DP.

The voting results of the AGM along with the Scrutinizer's Report will be declared as per the statutory timelines and will also be communicated to the Stock Exchange and Central Depository Services (India) Limited (CDSL) and the same shall also be displayed on the website of the Company.

In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or write an email to helpdesk.evoting@cdslindia.com or contact Mr. Rakesh Dalvi, Sr. Manager, Central Depository Services (India) Limited, A/Wing, 25th Floor, Marathon Futrex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai -400013 or call on 022- 23058738 and 022-23058542/43.

Members who need technical assistance before or during the AGM can send an email to helpdesk.evoting@cdslindia.com or call on 022- 23058738 and 022-23058542-43.

Pursuant to SEBI Circular No. HO/38/13/11(2)2026-MIRSD-POD/ I/3750/2026 dated January 30, 2026, has opened another special window for transfer and dematerialisation ("demat") of physical securities which were sold/purchased prior to April 01, 2019 and also for such transfer requests, which were lodged prior to the deadline of April 01, 2019 and rejected/ returned/not attended due to deficiency in the documents/process/or otherwise.

Shareholders are encouraged to take advantage of this special window introduced in the interest of investors. In case of any queries, shareholders are requested to raise a service request at admin@skylinertn.com.

By order of the Board

For Satiate Agri Limited

Sd/-

Priya Bhandari

Date: August 05, 2026

Place: Indore

Company Secretary & Compliance Officer

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)			
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)			
APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE			
Whereas, The undersigned being the Authorized Officer of The AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (54 of 2002)] and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table: -			
Name of Borrower/Co-Borrower/ Mortgage/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/c No.) L9001070224754920, Narendara Patel (Borrower), Kalu (Co-Borrower), Smt.Sharada Bai (Co-Borrower)	18-Mar-26 Rs. 1,96,727/- Rs. One Lakh Ninety-Six Thousand Seven Hundred Twenty-Seven Only As On 13-Mar-26	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- P H No 47, Gram Sawada Gram Panchayat Ojhara, Tehsil-Kasrawad, Dist- Kharagano, Madhya Pradesh, 451001 Admeasuring 990 Sqft East: Plot Of Anokhand , West: Common Road, North: H/O Radheshayam, South: H/O Manohar	01-Aug-26
(Loan A/c No.) L9001070444473462, Shaikh Rajik (Borrower), Smt.Naseem Bee Shaikh Razzak (Co-Borrower), Shaikh Ashfaq Shaikh Razzak (Co-Borrower)	18-Mar-26 Rs. 7,11,631/- Rs. Seven Lakh Eleven Thousand Six Hundred Thirty-One Only As On 13-Mar-26	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Kh No 137 3, Gram - Emagird, Near Hamza Colony, Dist - Burhanpur, Madhya Pradesh, 450331 Admeasuring 1000 Sq Ft East: Common Road, West: Property Of Aarifa Bano, North: Property Of Abdul Rajjak, South: Property Of Ahmad Rajjak	03-Aug-26
(Loan A/c No.) L9001070540216760, L9001070635273002 & L900107053283792, Prakash Sakriya (Borrower), Smt.Anita Sakriya (Co-Borrower),	18-May-26 Rs. 3,05,668/- Rs. Three Lakh Five Thousand Six Hundred Sixty-Eight Only & Rs. 6,03,852/- Rs. Six Lakh Three Thousand Eight Hundred Fifty-Two Only & Rs. 11,30,505/- Rs. Eleven Lakh Thirty Thousand Five Hundred Five Only As On 13-May-26	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Ward No 08, Ews-Sector, Plot No A- 899, LII, Ram Nagar Colony, Dist- Khandwa, Madhya Pradesh, 450001 Admeasuring 40 Sq.Mtr. East: Plot No A/898 Ews, West: Plot No A/900 Ews, North: Plot No A/881 Ews, South: Colony Road & (Property 2) Property Situated At- Plot No A 343, Ews, Ward No 08, Sai Ram Nagar, Rammangar Colony, Jaswadi Road, Dist- Khandwa, Madhya Pradesh, 450001, Admeasuring 36 Square Metro, East: Road, West: Open, North: Plot No. 341, South: Plot No. 344	04-Aug-26
(Loan A/c No.) L9001070129062249, Hari Om Beragi (Borrower), Smt.Krishna Beragi (Co-Borrower), Nitesh Bairagi (Co-Borrower)	14-May-26 Rs. 24,95,319/- Rs. Twenty-Four Lakh Ninety-Five Thousand Three Hundred Nineteen Only 13-May-26	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Plot No 22 , Part Of Land Survey No 105, 107, 112, Saviya Vihar Colony, Ward No 15, Tehsil - Dalouia , Dist - Mandasaur , Madhya Pradesh Admeasuring 800 Sqft, East: Colony Road, West: Plot No - 29, North: Plot No- 23, South: LS No- 111	03-Aug-26

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table. The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table.

Date : 05/08/2026
Place : Indore / Mandasaur, Madhya Pradesh

Authorised Officer
AU Small Finance Bank Limited

Nepal province OKs medical cannabis: Kathmandu: Nepal's Gandaki has legalised cannabis cultivation and use for medical purposes despite a national ban. The province, whose capital Pokhara is 185 km by road from the Su-nauli-Bhairahawa crossing on the India-Nepal border, brought the law into effect on Monday. Farmers will require permission from authorities and cultivation will be monitored. Nepal's national law prohibits cannabis cultivation, possession and use, with violations attracting jail term.



बैंक ऑफ़ बड़ोदा

Bank of Baroda

Industrial Estate Branch, Indore: 61/1, Snehlata Gunj, Indore -452001 (M.P.)
Phone: 0731 – 2542720/ 9752410641
E-Mail: indind@bankofbaroda.com

E-AUCTION SALE NOTICE

APPENDIX- IV-A (See provision to rule 8 (6) & 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 Rules 8(6) & 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/ies mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of the below mentioned branch of **Bank of Baroda**, the **Secured Creditor**, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis for recovery of the dues of the below mentioned accounts. The details of Borrower (s)/Guarantor(s)/ Secured Asset(s)/ Dues/ Reserve Price/ e-auction date & Time and EMD Amount are mentioned below :-

S. No.	Name of Borrowers / Guarantors	Total Dues	Description of the Immovable Property with Known encumbrances, if any & Name of Property Owner	Date & Time of E-auction	Reserved Price EMD Bid Increase Amount (Rs.)	Status of Possession (Constructive / Physical)	Property Inspection Date & Time
1.	M/S. SHRI CHETANYA INDUSTRIES Mr. Krishna Nayar (Partner), A-71, In front of Patel Hostel, Sudama Nagar, Indore, Madhya-Pradesh 452009 Mrs. Aarti Menon (Partner), 71A Sudama Nagar, Near Sethi Gate, Indore, Madhya-Pradesh 452009	₹ 51,09,584.37 + uncharged intt. + other charges as applicable	Equitable Mortgage of Plot no 94 of Giriraj Vila, Sindora, Patwari Halka No 11, Tehsil and District Indore, Madhya Pradesh, admeasuring 750 Sq. ft. Registered in the name of Mr. Krishna Nayar, S/o Mr. Narayan Nayar, Boundaries- East-Plot No 72, West- Road, North- Plot no 95, South- Plot no 93	08.09.2026 02:00 PM to 06:00 PM	18,90,000/- 1,89,000/- 10,000/-	Symbolic	04-09-2026 11:00 AM to 01:00 PM

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) & 9(1) OF THE SARFAESI ACT, 2002.

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://baanknet.com>
Place: Indore, Date : 05.08.2026

Authorised Officer, Bank of Baroda

इंडियन बैंक

Indian Bank

इलाहाबाद

ALLAHABAD

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Date & Time of E-Auction:
07.09.2026 from 10:00 A.M. to 5:00 P.M.



Appendix-IV-A [See proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice For Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rules 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) & guarantor (s) that the below described immovable property mortgaged / charged to the **Secured Creditor Indian Bank**, the constructive / physical possession of which has been taken by the authorised officer the secured creditor will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS" & WHAT EVER THERE IS" on 07.09.2026 for recovery of bank dues to the **Secured Creditors Indian Bank**.

Name of Borrower/Guarantor / Mortgagor	Description of Secured Assets (Immovable Properties)	Demand Notice Date Possession Date Outstanding Amount (₹)	Reserve Price EMD Bid Incremental Amount
Indian Bank, New Palasia Branch: Embassy Tower, New Palasia, Indore (M.P.) EMD Submission A/c Details : Name of EMD A/c : The Authorised Officer, Indian Bank, A/c No. 50375227581, IFSC IDIB0001525			
Mrs. Damini Sangar W/o Mr. Dongar Singh (Borrower & Mortgagor)	1. All that part and parcel of the property consisting of Plot No. 79, Maa Gini Vihar, Village Pipliya Malhar in Survey No. 66/1/1, 66/1/2 & 66/2/1, Tehsil Mhow, Distict Indore (M.P.), Area: 850 Sq.ft., Owner: Mrs. Damini Sangar D/o Mr. Dongar Singh, Boundaries: North: Plot No.80, South: Plot No.78, East: Plot No.19, West: Colony Road, 2. All that part and parcel of the property consisting of Plot No. 80, Maa Gini Vihar, Village Pipliya Malhar in Survey No. 66/1/1, 66/1/2 & 66/2/1, Tehsil Mhow, Distict Indore (M.P.), Area: 850 Sq.ft., Owner: Mrs. Damini Sangar D/o Mr. Dongar Singh, Boundaries: North: Plot No.81, South: Plot No.79, East: Plot No.18, West: Colony Road, Property ID: IDIB0587818718	09/04/2026 17/06/2026 41,15,838/- + Interest & Charges	₹ 81,01,000 ₹ 8,10,000/- ₹ 10000/-

Date & Time of E-Auction: 07.09.2026 from 10:00 A.M. to 5:00 P.M.
"https://www.Indianbank.in & https://www.baanknet.com"

Bidders are advised to visit the website (<https://www.baanknet.com>) of our e auction service provider **PSB Alliance Pvt. Ltd.** to participate in online bid. For Technical Assistance Please call **PSB Alliance Pvt. Ltd., Mobile 8291220220, email id support.baanknet@psballiance.com** and other help line numbers available in service providers help desk. For Registration status with **PSB Alliance Pvt. Ltd.**, please contact (<https://www.baanknet.com>) and for EMD status please contact (<https://www.baanknet.com>)
For property details and photograph of the property and auction terms and conditions please visit: (<https://www.baanknet.com>) and for clarifications related to this portal, please contact help line number '8291220220'.
Bidders are advised to use Property ID Number mentioned above while searching for the property in the website (<https://www.baanknet.com>)
Place: Indore, Date : 06.08.2026
Authorised Officer, INDIAN BANK

CAPRI GLOBAL 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.E-AUCTION DATE: 10.09.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 09.09.2026 3. DATE OF INSPECTION: 08.09.2026
1.	1. Mr. Dinesh Vasuniya ("Borrower") 2. Mrs. Lalita Vasuniya 3. Mr. Jagdish Vasuniya 4. Mr. Manish Vasuniya (Co-Borrower) LOAN ACCOUNT NO. LNHRLAT000060555 (Old) 50300000903659 (New) Rs. 15,15,897/- (Rupees Fifteen Lacs Fifteen Thousand Eight Hundred and Ninety Seven Only) as on 05-08-2026 along with applicable future interest.	All that piece and parcel of property situated at Land Survey No. 63/1/1/1, area admeasuring 2100 Sq. Ft., Gram Sundi, Tehsil Sallana, Sindi Ratlam, Kangsi, District Ratlam, Madhya Pradesh - 457001. Bounded As: East By – Rest Land of Survey No. 63/1/1/1 , West By – Rest Land of Survey No. 63/1/2, North By – Rest Land of Survey No. 63/1/1/1, South By – Passage/Way	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE: Rs. 24,10,000/- (Rupees Twenty Four Lakh Ten Thousand Only). EARNED MONEY DEPOSIT: Rs. 2,41,000/- (Rupees Two Lakhs Forty One Thousand Only) INCREMENTAL VALUE: Rs. 20,000/- (Rupees Twenty 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 i.e. www.caprihome loans.com/auction			
TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-			
1. 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.			
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 any 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.			
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 down, 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., Ahmedabad (Contact no. 079-61200531/576/596/559/58/587/594/), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: ramprasad@auctiontiger.net.			
7. 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.			
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/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 09.09.2026.			
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 Unit No. 101-103, First Floor, Plot No. 103/4, Krishna Tower, Scheme No. 140, Above ICICI Bank, Pipliyane Square Indore, Madhya Pradesh latest by 03:00 PM on 09.09.2026. 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, 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.			
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 Authorised Officer, Capri Global Housing Finance Limited, Regional Office Unit No. 101-103, First Floor, Plot No. 103/4, Krishna Tower, Scheme No. 140, Above ICICI Bank, Pipliyane Square Indore, Madhya Pradesh 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) on the same day 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.			
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 Authorised 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) 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.			
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 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.			
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 Authorised 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. The movable articles lying in the property is not part of this sale.			
25. Please Note that Forfeiture for Non-Participation by Sole Bidder Where only one bidder is found eligible after deposit of EMD, such bidder shall mandatorily log in and participate in the live e-auction at the scheduled date and time. Mere submission of bid form and deposit of EMD shall not constitute participation. If the sole eligible bidder fails to log in and participate in the live e-auction for any reason whatsoever (except certified technical failure of the e-auction service provider), the EMD shall stand automatically forfeited without further notice, and the Authorised Officer shall be free to cancel the auction and/or conduct a fresh auction without any liability to the bidder.			
26. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Sandeep Dixit Mo. No. 8989694769, Mr. Ajeet Kumar Mo. No. 9910198555			
27. This publication is also 30 (Thirty) days notice to the Borrower / Mortgagee / 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 : RATLAM Date : 06-AUG-2026			
Sd/- (Authorised Officer) Capri Global Housing Finance Limited			