

This is only an advertisement for information purposes and is not a prospectus announcement.



## **BAHETI RECYCLING INDUSTRIES LIMITED**

Our Company was originally incorporated as a public limited Company under the name of "Baheti Metal And Ferro Alloys Limited" on December 28, 1994 under the provisions of the Companies Act, 1956 with the Registrar of Companies, Gujarat, Dadra & Nagar Haveli bearing registration number as 04-24001. Subsequently, the name of our Company was changed from "Baheti Metal And Ferro Alloys Limited" to "Baheti Recycling Industries Limited" vide a fresh certificate of incorporation date January 25, 2022, issued by the Registrar of Companies, Ahmedabad, Gujarat.

Registered office: A-2/3, L.R. Apartments, Opp. Police Commissioner Office, Shahibaug, Ahmedabad – 380 004, Gujarat, India

Contact Person: Mansi Harsh Darji, Company Secretary & Compliance Officer Tel No: +91-79-25627681/82 | E-mail: info@bahetiindustries.com | Website: www.bahetiindustries.com

OUR PROMOTERS: MR. SHANKERLAL BANSILAL SHAH, MR. BALKISHAN SHANKERLAL SHAH AND MR. YASH SHANKERBHAI SHAH

THE ISSUE

INITIAL PUBLIC OFFER OF 27.60.000 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH (THE "EQUITY SHARES") OF BAHETI RECYCLING INDUSTRIES LIMITED "OUR COMPANY" OR "THE ISSUER" OR "BRIL") AT AN ISSUE PRICE OF ₹ 45 PER EQUITY SHARE FOR CASH, AGGREGATING UP TO ₹ 1,242.00 LAKHS ("PUBLIC ÌSSUE") OUT OF WHICH 1,47,000 EQUITY SHAƘES OF FACE VALUE OF ₹ 10 EACH, AT AN ISSUE PRICE OF ₹ 45 PER EQUITY SHARE FOR CASH, AGGRÈGATING TO ₹ 66 15 LAKHS WILL BE RESERVED FOR SURSCRIPTION BY THE MARKET MAKER TO THE ISSUE (THE "MARKET MAKER RESERVATION PORTION"). THE PUBLIC ISSUE LESS MARKET MAKER RESERVATION PORTION I.E. ISSUE OF 26,13,000 EQUITY SHARES OF FACE VALUE OF ₹ 10 EACH, AT AN ISSUE PRICE OF ₹ 45 PER EQUITY SHARE FOR CASH, AGGREGATING UPTO ₹ 1175.85 LAKHS IS HERE IN AFTER REFERRED TO AS THE "NET ISSUE". THE PUBLIC ISSUE AND NET ISSUE WILL CONSTITUTE 26.62% AND 25.20% RESPECTIVELY OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.FOR FURTHER DETAILS, PLEASE REFER TO SECTION TITLED "TERMS OF THE ISSUE" BEGINNING ON PAGE 219 OF THE PROSPECTUS.

THIS ISSUE IS BEING MADE IN TERMS OF CHAPTER IX OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018 (THE "SEBI (ICDR) REGULATIONS"), AS AMENDED. IN TERMS OF RULE 19(2)(b)(i) OF THE SECURITIES CONTRACTS (REGULATION) RULES, 1957, AS AMENDED, THIS IS AN ISSUE FOR AT LEAST 25% OF THE POST-ISSUE PAID-UP EDUITY SHARE CAPITAL OF OUR COMPANY THIS ISSUE IS A FIXED PRICE ISSUE AND ALLOCATION IN THE NET ISSUE TO THE PUBLIC WILL BE MADE IN TERMS OF REGULATION 253 OF THE SEBI (ICDR REGULATIONS, AS AMENDED.

PROPOSED LISTING: The Equity Shares offered through the Prospectus are proposed to be listed on the SME Platform of National Stock Exchange of India Limiter (NSE) ("NSE Emerge") in terms of the Chapter IX of the SEBI (ICDR) Regulations 2018, as amended from time to time. Our Company has received an approval letter dated November 21, 2022 from National Stock Exchange of India Limited (NSE) for using its name in the Offer Document for listing of our shares on the SME Platforn

DISCLAIMER CLAUSE OF SEBI: Since the Issue is being made in terms of Chapter IX of the SEBI (ICDR) Regulations, 2018, the Draft Offer Document was not filed with SEBI. In terms of the SEBI Regulations, the SEBI shall not issue any observation on the Offer Document. Hence there is no such specific disclaimer clause of SEBI However, investors may refer to the entire Disclaimer Clause of SEBI beginning on page 210 of the Prospectus.

DISCLAIMER CLAUSE OF NSE: It is to be distinctly understood that the permission given by NSE should not in any way be deemed or construed that the Offe Document has been cleared or approved by NSE nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Offer Document for the full text of the Disclaimer Clause of NSE. It is to be distinctly understood that the permission given by NSE to use their network and software of the Online IPO system should not in any way be deemed or construed that the compliance with various statutory and other requirements by Baheti Recycling Industries Limited, LM, etc. are cleared or approved by NSE; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements nor does it take any responsibility for the financial or other soundness of this Issuer, its promoters nanagement or any scheme or project of this Issuer.

It is also to be distinctly understood that the approval given by NSE should not in any way be deemed or construed that the prospectus has been cleared or approved by NSE: nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of the prospectus; nor does it warrant that the securities will be listed or will continue to be listed on the Exchange

REGISTRAR TO THE ISSUE

PURVA SHAREGISTRY (INDIA) PRIVATE

Marg, Lower Parel (East), Mumbai – 400 011,

Address: 9, Shiv Shakti Industrial Estate, J.R. Boricha

Investor Grievance Email: support@purvashare.com

LIMITED

Maharashtra, India

Tel No.: +91-022-23018261

Fax No.: +91-022-23012517

Email: support@purvashare.com

Website: www.purvashare.com

**SEBI Regn. No.** INR000001112

Contact Person: Ms. Deepali Dhuri

LEAD MANAGER TO
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EM SECURITIES LIMI
04, A Wing, Naman Midto

ITED own, Senapati

Sapat Marg, Elphinstone Road, Lower Parel, Jumbai-400013 India Tel. No.: +91- 022- 49060000 Fax No.: +91- 022- 22625991 Website: www.hemsecurities.com Email: ib@hemsecurities.com

Investor Grievance Email: edressal@hemsecurities.com Contact Person: Mr. Akun Goyal SEBI Regn. No.: INM000010981

CREDIT RATING - Not applicable **DEBENTURE TRUSTEES** – Not applicable IPO GRADING - Not applicable

BASIS FOR ISSUE PRICE – The Issue price is determined in consultation with the Lead Manager. The financial data presented in Section "Basis for Issue price" on page no. 89 of the Prospectus are based on the Restated Financial Statements.

BANKER TO THE ISSUE AND SPONSOR BANK: AXIS BANK LIMITED

THE ISSUE

AVAILABILITY OF APPLICATION FORMS: The Application Forms and copies of the Prospectus may be obtained from the Registered Office of Baheti Recycling idustries Limited, Lead Manager: Hem Securities Limited. Application Forms will be available at the selected location of registered brokers, Banker to the Issue, RTA and Depository Participants. Application Forms can be obtained from the website of Stock Exchange and the Designated Branches of SCSBs, the list of which is available on the website of SEBI at www.sebi.gov.in and website of Stock Exchange at www.nseindia.com. UPI: Retail Individual Bidders can also Bid through UPI Mechanism.

LINK TO DOWNLOAD ABRIDGED PROSPECTUS: https://www.bahetiindustries.com/wp-content/uploads/2022/07/Abridged-Prospectus.pdf

AVAILABILITY OF PROSPECTUS: Investors should note that investment in Equity Shares involves a high degree of risk and investors are advised to refer to the Prospectus and the Risk Factor contained therein, before applying in the Issue. Full copy of the Prospectus will be available at the website of SEBI at www.sebi.gov.in the website of the Stock Exchange at www.nseindia.com and the website of Lead Manager at www.hemsecurities.com

> THE FACE VALUE OF THE EQUITY SHARES IS ₹10 EACH AND THE ISSUE PRICE IS ₹45/- PER EQUITY SHARE. THE ISSUE PRICE IS 4.50 TIMES THE FACE VALUE

**ISSUE** 

**OPENS ON: MONDAY, NOVEMBER 28, 2022** 

**PROGRAMME** 

**CLOSES ON: WEDNESDAY, NOVEMBER 30, 2022** 

## **MINIMUM APPLICATION SIZE OF 3,000 EQUITY SHARES AND**

LTIPLES OF 3,000 EQUITY SHARES THEREAFTER

RISK IN RELATION TO THE FIRST ISSUE: This being the first Public Issue of our Company, there has been no formal market for the Equity Shares of our Company. The face value of the Equity Shares is ₹10/- per Equity Share and the Issue Price is 4.5 times the face value. The Issue Price (determined and justified by our Company in consultation with the Lead Manager) as stated under "Basis for Issue Price" beginning on page 89 of the Prospectus should not be taken to be indicative of the market price of the Equity Shares after the Equity Shares are listed. No Assurance can be given regarding an active or sustained trading in the Equity Shares or regarding the price at which the Equity Shares will be traded after listing

GENERAL RISK: Investment in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Issue unless they can afford to take the risk of losing their investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Issue. For taking an investment decision, investors must rely on their own examination of our Company and the Issue, including the risks involved. The Equity Shares in the Issue have no been recommended or approved by the Securities and Exchange Board of India ("SEBI"), nor does SEBI guarantee the accuracy or adequacy of the contents of the Prospectus. Specific attention of the investors is invited to "Risk Factors" beginning on page 23 of the Prospectus.

ASBA

Simple, Safe, Smart way of Application- Make use of it!!! Applications Supported by Blocked Amount (ASBA) is a better way of applying to issues by simply blocking the fund in the bank account, investors can avail the same. For details, check section on ASBA below. Mandatory in Public Issues from January 01, 2016 No Cheque will be accepted.

now available in ASBA for retail individual investors.\*\*

ASBA is a better way of applying to issues by simply blocking the fund in the bank account. For further details check section on ASBA below.

\*ASBA has to be availed by all the investors

. DPI is now available in ASBA for all individual investors applying in public offers where the application amount is up to ₹ 500,000. For details on the ASBA and UPI process, please refer to the details given in ASBA form and abridged prospectus and also please refer to the section "Issue Procedure"

beginning on page 228 of the Prospectus. The process is also available on the website of AIBI and Exchanges in the General Information Document.

ASBA application forms can be downloaded from the website of NSE and can be obtained from the list of banks that is displayed on the website of SEBI a www.sebi.gov.in. List of banks supporting UPI is also available on the website of SEBI at www.sebi.gov.in. Applicants should ensure that DP ID, PAN and the Client ID are correctly filled in the Application Form. The DP ID, PAN and Client ID provided in the Application Forn

should match with the DP ID and Client ID available in the Depository database, otherwise, the Application Form is liable to be rejected. Applicant should ensure that the beneficiary account provided in the Application Form is active. Applicants should note that on the basis of the PAN, DP ID and Client ID as provided in the Application Form, the Applicant may be deemed to have authorized the Depositories to provide to the Registrar to the Issue, any requested Demographic Details of the Applicant as available on the records of the depositories. These Demographic Details may be used, among other things, for any correspondence(s) related to the Issue, Applicants are advised to update any changes to their Demographic Details as available in the records of the Depository Participant to ensure accuracy of records. Any delay resulting from failure to update the Demographic Details would be at the Applicants' sole risk.

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 30 OF THE COMPANIES ACT, 2013

MAIN OBJECTS OF THE COMPANY AS PER MOA: For information on the main objects and other objects of our Company, see "History and Certain Corporate Matters" on the Prospectus and Clause III of the Memorandum of Association of our Company. The Memorandum of Association of our Company is a material document for inspection in relation to the Issue. For further details, see the section "Material Contracts and Documents for Inspection" on page 294 of the Prospectus.

Liability of Members as per MOA: The Liability of the members of the Company is Limited.

Capital Structure: Authorized Capital of ₹ 10,50,00,000/- consisting of 1,05,00,000 Equity Shares of ₹10 each.

Pre-Issue Capital: Issued, Subscribed and Paid-up Capital of ₹ 7,60,85,300/- consisting of 76,08,530 Equity Shares of ₹10 each. Post Issue Capital: Issued, Subscribed and Paid-up Capital ₹10,36,85,300 consisting of 1,03,68,530 Equity Shares of ₹10 each. For details of the Capital Structure, please refer to the chapter titled "Capital **Structure**" beginning on page 53 of the Prospectus. Names of the signatories to the Memorandum of Association of the Company and the number of Equity Shares subscribed by them: Given below are the names of

ie signatories of the Memorandum of Association of the Company and the number of Equity Shares subscribed for by them at the time of signing of the Memorandum of Association of our Company: (1) Mr. Bansilal Ramkishan Shah: 100 Equity share of ₹ 10 each, (2) Mr. Shankerlal Bansilal Shah: 100 Equity share of ₹ 10 each, (3) Mr. Kshitish Madanmohan Shah: 100 Equity share of ₹ 10 each, (4) Mr. Banshilal Gordhanlal Shah: 100 Equity share of ₹ 10 each, (5) Mrs. Savitaben Shankerlal Shah: 100 Equity share of ₹ 10 each, (6) Mrs. Rupalben Bansilal Shah: 100 Equity share of ₹ 10 each, (7) Mr. Jamnalal Maliwal: 100 Equity share of ₹ 10 each. Details of the main objects of the Company as contained in the Memorandum of Association, see "History and Certain Corporate Matters" on page 125of the Prospectus, For details of the share capital and capital structure of the Company see "Capital Structure" on page 53 of the Prospectus.

All capitalized terms used herein and not specifically defined shall have the same meaning as prescribed to them in the Prospectus dated November 22, 2022 Investors should read the Prospectus carefully, including the Risk Factors on page 23 of the Prospectus before making any investment decision

> For and on behalf of the Board of Directors Baheti Recycling Industries Limited

Place: Ahmedabad, Guiarat Date: November 23, 2022

Mansi Harsh Dari Company Secretary & Compliance Office

Disclaimer: Baheti Recycling Industries Limited is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, marke conditions and other considerations, to make a Public Issue of its Equity Shares and has filed the Prospectus with the Registrar of Companies, Ahmedabad, Gujarat The Prospectus shall be available on the websites of the Company, the NSE and the LM at www.bahetlindustries.com, www.nseindia.com and www.hemsecurities.com respectively. Applicants should note that investment in equity shares involves a high degree of risk and for details relating to the same, see the Prospectus, including

ne section titled "Risk Factors" beginning on page 23 of the Prospectus The Equity Shares have not been and will not be registered under the U.S. Securities Act 1933, as amended (the "Securities Act") or any state securities laws in the United States and may not be offered or sold within the United States or to, or for the account or benefit of, "U.S. persons" (as defined in Regulation S of the Securitie: Act), except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Accordingly, the Equity Shares will be offered and sold (i) in the United States only to "qualified institutional buyers", as defined in Rule 144A of the Securities Act, and (ii) outside the United States in offshore transactions in reliance on Regulations under the Securities Act and in compliance with the applicable laws of the jurisdiction where those offers and sales occur.

The Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Applicants may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction

APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE

Whereas.

The undersigned being the Authorized Officer of INDIABULLS HOUSING FINANCE LIMITED (CIN:L65922DL2005PLC136029) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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 dated 22.08.2022 calling upon the Borrower(s) SATISH KUMAR PANDEY AND MANNU (Rupees Nine Lakhs Seventy Three Thousand Fifty Three and Paisa Eighty Six Only) against Loan Account No. HHLRHN00495618 as on 10.08.2022 and interest thereon within 60 days from the date of receipt of the said Notice

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken symbolic 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 Security Interest (Enforcement) Rules, 2002 on 21.11.2022

The Borrower(s) 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 INDIABULLS HOUSING FINANCE LIMITED for an amount of Rs.9.73.053.86 (Rupees Nine Lakhs Seventy Three Thousand Fifty Three and Paisa Eighty Six Only) as on 10.08.2022 and interest thereor

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 o the Act in respect of time available, to redeem the Secured Assets

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO.FF-2, LIG, ON 1ST FLOOR, WITHOUT ROOF RIGHTS, RIGHT HAND SIDE (RHS), TOTAL AND COVERED AREA ADMEASURING 32.51 SQUARE METER, (350 SQUARE FEET) BUILT ON RESIDENTIAL PLOT BEARING NO. D-72 (ADMEASURING 100 SQ. YARDS) KHASRA NO. 208 D-BLOCK, "SLF VED VIHAR", HADBAST VILLAGE-SADULLABAD, PARGANA & TEHSIL-LONI, DISTRICT-GHAZIABAD-201102, UTTAR PRADESH AND WHICH IS BOUNDED AS:-

EAST : PLOTNO. D-73

WEST: COMMON PASSAGE & STAIR & FLAT NO. 1(LIG)

NORTH: PLOT NO. D-84

SOUTH: 9 METER WIDE ROAD

Date: 21.11.2022 Place: GHAZIABAD

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**COMPANY SECRETARY AND** 

**BAHETI RECYCLING INDUSTRIES LIMITED** 

Commissioner Office, Shahibaug, Ahmedabad -380 004,

Applicants can contact the Compliance Officer or the LM or

the Registrar to the Issue in case of any Pre-Issue or Post-

Issue related problems, such as non-receipt of Allotment

Advice or credit of allotted Equity Shares in the respective

Address: A-2/3, L.R. Apartments, Opp. Police

beneficiary account or unblocking of funds etc.

Mrs. Mansi Harsh Darji

Tel. No.: +91-79-25627681/82

Email: cs@bahetiindustries.com

Guiarat, India

Authorised Office INDIABULLS HOUSING FINANCE LIMITED Bank of Baroda

Bank of Baroda Adarsh Nagar Jaipur

POSSESSION NOTICE (For Immovable property only) 2002 (54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 15/09/2022, Calling upon the Borrower/ Co-Borrower/ Guarantor M/s. Annika Co works (Prop. Mr. Anshul Sharus s/o Rajendra Prakash Sharma) to repay the amount mentioned in the notice being Rs. 15,84,063.59 as on 15/09/2022 inclusive of Interest up to 30/06/2022 together with further Interest and expenses thereon within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public n general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with Rule 8(1) of the Security Interest Enforcement Rules, 2002 on this the 22 day of November of the year 2022. he borrower in particular and the public in general is hereby cautioned not to dea

and any dealings with the property will be subject to the charge of the Bank of Baroda. Adars Nagar, Raja Park, Branch, Jaipur (Raj.) for an amount Rs.15,84,063.59 as on 15/09/2022 inclusive of Interest up to 30/06/2022 and further interest and expenses thereon. Your Attention is invited under section 13(8) of said Act 2002. According to that if all dues with cost. Charges and expenses accrued by bank and will be paid to Bank before the date of publication of

ale notice then secured assets can be redeemed. Be informed after publication of sale Notice ther Description of Mortgaged Immovable Property

All that part and parcel of the Unit No.C-2, Second Floor, Corporate Tower at Khasra no. 259/2 an 260/2, Plot No A-2, Village:- Chainpura, Tehsil Sanganer, JLN Marg, distt, Jaipur -302019.. In th name of Mr. Rajendra Prakash Sharma S/o Gopal Lal Sharma, Admeasuring 817.57 Sq.fee super build up (As per records available in bank) Registered within District Jaipu Raj.)Bounded:On the East:-Road,On the West:-JLN Marg, On the North-Plot No. A-1, On the South by:- Office of RUIDP,
Date: 22.11.2022 Place: Jaipur (Rajasthan)

Bank of Baroda Adarsh Nagar Jaipur

POSSESSION NOTICE (For Immovable property only) As per Appendix IV read with rule 8 (1) of the security interest (Enforcement) Rules, 2002
Whereas the undersigned being the Authorized officer of the Bank of Baroda, under the
Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (34 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 08/09/2022, Calling upon the Borrower/ Co-Borrower (Guarantor 1.M/s, Gawachi Products Distributors (Prop mr. Shivansh Gautam S/o Shiv Shankar Gautam), 2. Mrs. Kiran Gautam W/o Mr. Shivansh Gautam (Gaurantor) to repay the amount mentioned in the notice being Rs. 21,10,139.47 as on 07/09/2022 inclusive of interest up to 31/05/2022 together with further Interest and expenses thereon within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with Rule 8(1) of the Security Interest Enforcement Rules, 2002 or this the 22 day of November of the year 2022. The borrower in particular and the public in general is inereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Baroda, Adarsh Nagar, Raja Park, Branch, Jaipur (Raj.) for an amount Rs.21,10,139.47 as on 07/09/2022 inclusive of Interest up to 31/05/2022 and further interest and expenses thereon. Your Attention is invited under section 13(8) of said Act 2002, According to that if all dues with cost. Charges and expenses accrued by bank and will be paid to Bank before the date of publication of sale notice then secured assets can be redeemed. Be informed after publication of

ale Notice there will be no right to redeem the secured assets. Description of Mortgaged Immovable Property

All that part and parcel of the Shop No.A-1, Ground Floor, Block-A, Ceder Luxuria, at Khasra N 248,250, 674/252, Village: Shukhiya, Tehsil-Sanganer, Distt.-Jaipur (Rai.) In the name of Mi 246,200, 074,205, willage. Silvanilya, Terishangarien, 19sts. Japin (143,) in the failine 0 mil Shiwansh Gautam & Kiran Gautam, Admeasuring 607.94 Sq.feet super build up area (As pe records available in bank) Registered within District Jaipur (Raj.) Bounded: On the East:- Block-E ecords available in bank) Registered within ביינים או האינים אינים אינים אינים אינים אינים אינים אינים אינים א Road, On the West:-Shop No. A-2, On the North-Lift, On the South by:-Corridor **Authorised Office** Date: 22.11.2022 Place: Jaipur (Rajasthan)

Bank of Baroda

AAVAS FINANCIERS LIMITED (Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

**AUCTION NOTICE** 

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) 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 physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") Secured Creditor, will be sold on "As is where is"," As is what is ", and 'Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	Money For	Time of	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
UMESH KUMAR TIWARI, Smt Sudha Devi (Ac No.) LNGGN00615- 160023939	Rs. 1442158.41/- Dues as on 23 Nov 2022	18 Aug 21 Rs. 1109432.41/- Dues as on 18 Aug 21	20 Oct 22	FREEHOLD RESIDENTIAL PLOT NO. 86, KHASRA NO. 486, KRISHNA ENCLAVE, VILL. SUNPURA. DADRI, GAUTAM BUDH NAGAR, UTTARPRADESH, <b>Admeasuring 540 Sq. Ft.</b>	Rs. 1156288.32/-	Rs. 1156289/-	11.00 AM TO 01.00 PM 28 Dec 2022	FLAT NO. 701, VIKRAM TOWER BUILDING, RAJENDRA PLACE, NEW DELHI-110008, DELHI-INDIA
Towns 9 Conditions: 1) The person taking part in the tender will have to deposit his offer in the tender form provided by the AEI which is to be collected from the above breach offers								

The trans & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED"). The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful 12). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") (20,20, Ilmd Floor, South End Square, Mansarovar Industrial Area, ajoural 2020 or Jollee Kumar Shukla—3958824187 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender interes bidding sale on the above mentioned date. The property will be

Place: Jaipur Date: 24-11-2022 **Authorised Officer Aavas Financiers Limited** 



standard chartered

7A, 2nd Floor, DLF Cyber City, Gurugram, Haryana - 122 001. Phone: +91 9996960000, Email: arpit.singhal@sc.com

Invitation of Counter Bids for Sale of Financial Assets/ Loan Account of Dignity Buildcon Private Limited under Swiss Challenge Method Counter Bids are hereby invited under Swiss Challenge method from SCs/RCs/Banks/NBFCs/Fls. etc. by M/s Standard Chartered Bank having its office at 7A, 2nd Floor, DLF Cyber City, Gurugram, Haryana – 122 001 ("SCB") for assignment of outstanding debt (hereinafter referred to as "the Debt") bearing the following details: Name of the Borrower Details of outstanding as on Insolvency

Maille of the Dollower	Details of outstailuring as on misorvency	Occurry
	Commencement Date i.e. 29.04.2019	
M/s Dignity Buildcon Private Limited	Sanctioned Amount – INR 775.00 crores	Security is shared in multiple banking arrangement. SCB's voting share
("Borrower")	Claim filed with Insolvency professional –	in COC is 49.83%:
	INR 494.38 crores	I) First Pari-passu charge over Land, FSI & Building of Prius Vision
Registered Office	Claim admitted by Insolvency professional	Project of the Borrower
D-3, District Centre Saket, New Delhi	– INR 494.38 crores	ii) First pari passu charge by way of Hypothecation over the Current
-110017	Rate of Interest – 11.90% p.a.	Assets, Moveable Assets, Receivables and Accounts of the Borrower.
	Default Interest Rate – 13.90% p.a.	iii) First pari passu charge over Building contracts and project clearances.
		iv) Guarantees from Prius Real Estate Pvt Ltd, Malvinder Mohan Singh
		and Shivinder Mohan Singh.
		v) First pari passu charge by way of Pledge over shares of the Borrower
		held by the Parent.

The Bank is in receipt of a binding offer from an interested entity ("Anchor Bidder") for acquiring the Debt of SCB by way of assignment of the debt for a total consideration of Rs. 160 crores ("Base Rid") to be paid unfront (100% cash hid) on the date of assignment of the Debt. 100% Cash Rids are bereby invited for acquisition of the Debt on "as is where is", "as is what is" and "without recourse" at a price higher than the Base Bid on the following terms:

S. No.	Activity	Date & Time
1	Last date of submission of Expression of Interest ("EOI") and Non-Disclosure Agreement ("NDA")	1 <sup>st</sup> Dec 2022
2	Data Room opens on (for due diligence)	2 <sup>nd</sup> Dec 2022
3	Data Room closes on (for due diligence)	16 <sup>th</sup> Dec 2022
4	Last date for submission of Binding and executable bid with 25% EMD	19 <sup>th</sup> Dec 2022 by 4:00 pm
5	Declaration of Successful bidder	21st Dec 2022

- The detailed process and terms & conditions, format for EOI and format of NDA can be obtained from Authorised Officer Mr. Arpit Singhal (Arpit.Singhal@sc.com) or Dinesh Aggarwal (Dinesh.aggarwal@sc.com). Interested bidder can contact the Authorised Officer for the purpose of due diligence.
- Minimum mark up to Base Bid is 5%

Place: Gurugram

Dated: 24.11.2022

- The bids should be submitted on letterhead/plain paper along with self attested identification documents such as certificate of incorporation, voter ID card, passport, PAN card etc in a sealed envelope on or before 19th Dec 2022 by 4.00 p.m. at Standard Chartered Bank, Stressed Assets Group, 2nd Floor Building no. 7A, DLF Cyber City, Gurugram 122001. The Bidder shall submit a Demand Draft/PO of Earnest Monet Deposit (EMD) of 25% of the Bid amount, drawn on a scheduled commercial bank in favour
- of Standard Chartered Bank, payable at Delhi without which no bids will be accepted. The said EMD shall not carry any interest. The prospective purchaser shall have to bear all applicable stamp duty, transfer charges, taxes, statutory/non-statutory dues, taxes, charges owing to any
- person etc.
- Selection of the bidder under this Swiss Challenge process shall be at the sole discretion of the Bank and as per the Reserve Bank of India, Master Direction on Transfer of Loan Exposures dated 24th Sep 2021 in this respect.
- viii) The highest counter bid crossing the minimum mark-up will be termed as Challenger Bid. Anchor Bidder will then be invited to match the Challenger Bid. If the Anchor Bidder either matches the Challenger Bid or bids higher than the Challenger Bid, such bid shall become the Successful Bid; else, the Challenger Bid shall be the Successful bid.
- The final Successful bidder will have to pay the balance Bid amount after adjusting the EMD, on the date of execution of the Debt Assignment Agreement to be executed between the Bank and the winning bidder within 5 days of the date of intimation by the Bank to the successful bidder, unless extended by the Bank in writing. Balance bid amount is payable at the time of execution of Debt Assignment Agreement.
- The assignment of debt to the Successful bidder will be without any recourse to the Bank under any circumstances.
- In case of default in payment of the balance Bid Amount by the winning bidder, the EMD amount already deposited, shall be forfeited by the Bank.
- xii) Conditional and contingent Bids shall be liable to be disqualified by the Bank. The Bank reserves the right not to go ahead with the proposed sale at any stage, without assigning any reason and without any liability. The decision of the Bank in this regard shall be final and binding on all parties

Interested persons may contact Mr. Arpit Singhal, Authorised Officer of the Bank at +91 124 4876447 or +91 9996960000 or Email ID Arpit.Singhal@sc.com

**Authorised Officer** Standard Chartered Bank

Sd/