



**Advait Energy
Transitions Limited**

[formerly known as "Advait Infratech Limited"]

www.advaitgroup.co.in
GST: 24AAICA2840D1Z6
CIN: L45201GJ2010PLC059878

Date: September 16, 2025

To,
BSE Limited
Listing Department
Phiroze Jeejeeboy Tower,
Dalal Street, Fort Mumbai-400 001

Scrip Code: 543230

Subject: Newspaper advertisement regarding "100 days Campaign - Saksham Niveshak"
Ref.: Regulation 30 and all other applicable regulations, if any, of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time.

Dear Sir/ Madam,

In pursuance of the letter dated July 16, 2025 by Ministry of Corporate Affairs, Advait Energy Transitions Limited (the Company) has launched "**100 Days Campaign - Saksham Niveshak**" targeting shareholders whose dividends have remained unclaimed. Accordingly, the Company has published on September 19, 2025, for information of the members, in Financial Express - in English & Gujarati language.

The above is also available on the website of the Company at www.advaitgroup.co.in

This is for information and record.

Thanking You.

Your Faithfully,
For **Advait Energy Transitions Limited**
(Formerly Advait Infratech Limited)

Deepa Fernandes
Company Secretary & Compliance Officer
FCS: 13015

Advait Energy Transitions Limited

CIN : L45201GJ2010PLC059878

Registered Office : 1st Floor, KFS Corporate House, Ison Amli Road, Beside Hotel Planet Landmark, Nr. Ashok Vatika, Ahmedabad City, Ahmedabad-380054, Gujarat • Tel Nos. : +91 79 48956677

E-mail : info@advaitgroup.co.in • Website : www.advaitgroup.co.in

NOTICE

100 Days Campaign – “Saksham Niveshak” – for KYC and other related updations and Shareholder engagement to prevent transfer of Unpaid / Unclaimed dividends to Investor Education and Protection Fund (“IEPF”)

Notice is hereby given to the Shareholders of Advait Energy Transitions Limited (“your Company”) that pursuant to Investor Education and Protection Fund Authority (“IEPFA”), Ministry of Corporate Affairs (“MCA”) letter dated July 16, 2025, your Company has started a 100 days campaign “Saksham Niveshak” from July 28, 2025 to November 6, 2025.

During this Campaign, all the Shareholders who have not claimed their Dividend or have not updated their KYC & Nomination details or face any issues related to Unpaid / Unclaimed dividends and KYC formalities may write to the Company's Registrar and Transfer Agent (“RTA”) at:

Accurate Securities & Registry Private Limited,

B1105-1108, K P Eptome, Nr. Makarba Lake, Nr. Siddhi Vinayak Towers, Makarba, Ahmedabad-380051. Tel.: +91-70437 30948 • E-mail: investor@accuratesecurities.com

Website: https://accuratesecurities.com/resources.html

The shareholders may further note that this campaign has been started proactively to reach out to the Shareholders of the Company to register / update their KYC, bank mandates, Nominee and contact information and/or claim their unpaid/unclaimed Dividend in order to prevent their shares and dividend from being transferred to the IEPFA.

For Advait Energy Transitions Limited (Formerly known as Advait Infratech Limited)

Place : Ahmedabad

Date : September 15, 2025

Sd/-

Deepa Fernandes

Company Secretary & Compliance Officer

FCS No. 13015



JM Financial Home Loans Limited

Corporate Office: 3rd Floor, Suashish IT Park, Plot No. 68E, off Datta Pada Road, Opp. Tata Steel, Borivali (E), Mumbai - 400 066 CIN No. U65999MH2016PLC288534

POSSESSION NOTICE

Under section 13(4) of securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and rule 8(1) of the security interest (enforcement) rule 2002. (appendix iv)

Whereas the undersigned being the authorised officer of JM Financial Home Loans Limited, (hereinafter referred as JMFHLL) under the securitisation and reconstruction of financial assets and enforcement of security interest act, 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 to the borrower(s)/co-borrower(s)/guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower(s)/co-borrower(s)/guarantor(s) having failed to repay the demanded amount, notice is hereby given to the borrower(s)/co-borrower(s)/guarantor(s) and the public in general that the undersigned on behalf of JMFHLL has taken possession of the property described hereinafter in exercise of powers conferred on him under section 13(4) of the said act with rule 8(1) of the said rules. The borrower(s)/co-borrower(s)/guarantor(s) in particular and the public in general is hereby cautioned not to deal with the below mentioned property and any dealings with the said property will be subject to the first charge of the JMFHLL for the amount as mentioned herein below with future interest thereon.

Sr. No.	Borrower(s), Co-Borrower(s), Guarantor(s) Name and Loan No.	Description of Secured Asset (Immovable Property)	1. Date of Possession 2. Demand Notice Date 3. Amount Due in Rs. As on
1.	1. Mr. Sandipbhai Parotambhai Chhayani 2. Mrs. Daxaben Sandipbhai Chhayani Loan Account Number:- LRJ22000019601	RS. No. 04 Paikee (Jasadani), Plot No. 3P, Block Bearing No. 03, Bhagavan Para, Off. Chhaliya Kuvra Road, Jasadani, Dist. Rajkot, Gujarat, Pincode-360050. East: Block No. 04, West: Block No. 02, North: Land of Survey No. 03 Paiki, South: Public Road	1. 14-09-2025 2. 19-01-2024 3. Rs. 11,81,239/- (Rupees Eleven Lakh Eighty One Thousand Two Hundred Thirty Nine only) outstanding as on 18-Jan-24

Date: 16.09.2025

Place: Gujarat

For JM Financial Home Loans Limited

Sd/- Authorised Officer



Limbayat Branch : Plot No. 43, 44 & 45, Subhash Nagar, Limbayat, Surat, Gujarat- 394210.

Phone No. 0261-2279700, E-mail : lmsurat@bankofbaroda.com

DEMAND NOTICE (Under Sub-Section (2) of Section 13 of the SARFAESI Act, 2002)

To, Mr. Shivshankar Bajinath Mourya (Borrower) & Mrs. Lalitadevi Shivshankar Mourya (Co-Borrower) Date : 28.08.2025
Address : Plot No. 50, Shree Residency, Sachin, Talangpore, Surat, Gujarat - 394230.
Property Address : Plot No. 44, “B.M. Villa”, Village: Bhestan, Sub Dist. Udhna, Dist. Surat - 394210.

Sub: Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called “The Act” A/c Mr. Shivshankar Bajinath Mourya & Mrs. Lalitadevi Shivshankar Mourya.
Dear Sirs, Ref: Credit facilities with our Bank of Baroda, Limbayat Branch, Surat.

1. We refer to our Letter No. Retail-0002827112-LMS, Dated : 17/09/2024 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilising the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Type of Facility	Limit	Rates of Interest	Q/s as on 18.08.2025 (inclusive of interest up to 17.08.2025)
Housing Loan	Rs. 22,50,000/-	7.85%	Rs. 22,75,006.78 + unapplied interest thereon + Legal & Other Charges

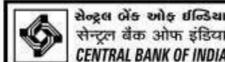
Security Agreement with brief Description of Securities :- All Right, Title and Interest in the Immovable Property bearing Plot No. 44, The Society known as “B.M. Villa” of Which Adm. 41.63 Sq. Mtrs., along with undivided Proportionate share in Road-Rasta Admeasuring 21.96 Sq. Mtrs. Total Plot Area Admeasuring 63.59 Sq. Mtrs. Constituting of The Non-Agriculture Land bearing Revenue Survey No. 198 (Old Survey No. 287) As Per Revenue Records of 7/12, Admeasuring 19300 Sq. Mtrs., T. P. Scheme No. 54 (Bhestan), Final Plot No. 46, Admeasuring 13511.37 Sq. Mtrs., Paiki, Sub Plot No. 2, admeasuring 6583.99 Sq. Mtrs., Situated at Village : Bhestan, Sub-District & Taluka: Udhna (At Present Majura). District: Surat. Stands In The Name of Mr. Shivshankar Bajinath Mourya and Mr. Lalitadevi Shivshankar Mourya. Bounded by :- North : Adj. Plot No. 45, South : Adj. Plot No. 43, East : Adj. Plot No. 49, West : Adj. Society Internal Road.

You are also liable to pay further contractual rate of interest on the above amount from 09.07.2025 till realization. Since entire amount is overdue, you are also liable to pay penal interest @ 2% p.a. (simple interest). Please note that the Bank has calculated and claimed penal interest of 2% p.a. [simple interest]. (2). As you are aware, you have committed defaults in payment of interest/instalments on above loans/outstandings for the month ended 10.04.2025 and thereafter. (3). Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 09.07.2025 (mention date of classification as NPA) in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon. (4). Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 22,75,006.78 + unapplied interest there on + legal & other charge as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note. (5). Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full. (6). We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(3) of the said Act, is an offence punishable under section 29 of the Act. (7). We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender/private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available. (8). Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Sd/-

Date : 28.08.2025, Place : Surat

Authorised Officer, Bank of Baroda, Surat



Vav Branch : Patel Faljyu, At & Post - Vav, Tal: Kamrej, Surat,

Gujarat - 394326, Email : bmsura0516@centralbank.co.in

DEMAND NOTICE

To, Mr. Umesh Sheshrao Tayade (Borrower) & Mrs. Punam Umesh Tayade (Co-Borrower) Date : 06.08.2025
Both Address : B-18, H-7018, Sejal Nagar, Nr. Jalaram Nagar, Sachin, Surat,
And also at : R.S No. 6/A, Block No. 7/A, Plot No. 99, “Madhav Park”, Moje - Tundi, Tal. Palsana, Dist. Surat - 394310.

NOTICE U/S 13 (2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

1. We have, at your request, granted to you various credit limits for an aggregate amount of Rs. 10,00,000/- (Rs. Ten Lakh Only) and give below details of various credit facilities granted by us at branch office Vav Branch.

Type of loan	Loan Amount	Rate of Interest	Due amount as on 06.08.2025
Home Loan A/c No. 5146573479	Rs. 10,00,000/-	8.70%	Rs. 10,60,045/-

2. We inform you that out of total amount of Rs. 10,60,045/- due to us on 06.08.2025, you have defaulted in repayment of entire amount of Rs. 10,60,045/- (Rupees Ten Lakh Sixty Thousand Forty Five Only) which represents the principal plus interest due as on 06.08.2025 with subsequent interest and expenses thereon from 06.08.2025.

3. As you have defaulted in repayment of your full liabilities, we have classified your dues as Non-Performing Asset on 21.05.2025 in accordance with the guidelines of the Bank/directions or guidelines issued by the Reserve Bank of India.

4. We also inform you that in spite of our repeated notices and oral requests for repayment of the entire amount due to us, you have not so far paid the same.

5. You are aware that the above Housing Loan granted by us is secured by the following assets/security agreements (secured assets):

DESCRIPTION OF IMMOVABLE PROPERTY

Owner of property: Mr. Umesh Sheshrao Tayade & Mrs. Punam Umesh Tayade.
Details of Property :- All that Piece and Parcels of the Immovable Property bearing Block / Survey No. 6/A, Block No. 7/A as Admeasuring 20039 Sq. Mtrs., N A LAND / Paikae, Plot No. 99, Adm. 47.94 Sq. Mtrs., Madhav Park, At: Tundi, Tal: Palsana, Dist.: Surat. Bounded by :- North : Adj Plot No. 98, South : Adj Plot No. 100, East : Society Road, West : Adj Limit.

6. For the reasons stated above, we hereby call upon you to discharge in full your liabilities to us within a period of 60 days from the receipt of this notice, failing which we will be exercising the powers under section 13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above. The powers available to us under section 13 of the Act, inter alia, includes power to (i) Take possession of the secured assets of the borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset, (ii). Take over the management of the business of the borrower including the right to transfer by way of lease, assignment or sale and realize the secured asset, (iii). Appoint any person as Manager to manage the secured assets the possession of which has been taken over by us (secured creditor) and any transfer of secured asset by us shall vest in the transferee all rights in, or in relation to, the secured asset transferred as if the transfer has been made by you. (iv). require that any time by notice in writing, any person who has acquired any of the secured assets from you and from whom any money is due or may become due to you, to pay to us (secured creditor), so much of the money as is sufficient to pay the secured debt.

7. The amount realized from the exercising of the powers mentioned above, will first be applied in payment of all costs, charges and expenses which in the opinion of us have been properly incurred by us or any expenses incidental thereto, and secondly applied in discharge of the dues of us as mentioned above with contractual interest from the date of this notice till the date of actual realization, and residue of the money, if any shall be paid to the person entitled thereto in accordance with his right and interest, if no person is entitled to receive such amount, shall be paid to you.

8. Please take note that after receipt of this notice, you shall not transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice, without prior consent of the secured creditor. We draw your attention to section 29 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, which awards imprisonment up to one year, or with fine, or both, if you contravene the provisions of the Act.

9. 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.

10. We also inform you that, notwithstanding our action or proceeding under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, we reserve our right either (i) to simultaneously file, proceed and pursue suits/Applications/cases against you and or guarantors before DRT/Court, as the case may be, to realize the outstanding dues from you and or guarantors, and or (ii) to proceed against you and or guarantors before Debt Recovery Tribunal/courts, for recovery of the balance amount due to our Bank, if the entire outstanding amount together with the contractual rate of interest, are not fully satisfied with the sale proceeds of the secured assets. (iii) to proceed against you and or guarantors/s for initiating Criminal action for the acts, or omission committed by you under the provisions of law.

Date : 06.08.2025

Place : Surat

Authorised Officer,

Central Bank of India

MR HARJIBHAI P GHANVA (IN BANKRUPTCY PROCESS)

(An Individual under Bankruptcy Process vide order dated 11.02.2025 of Hon'ble NCLT, Ahmedabad) • Bankruptcy Trustee correspondence address : Shop No 6, Samprati Residency, Opp AMC Garden, Naranpura, Ahmedabad-380 013. Contact: +91-9925151588, Email ID: harjibhai.btprocess@gmail.com

E-AUCTION SALE NOTICE OF HARJIBHAI P GHANVA (IN BANKRUPTCY PROCESS)

Notice for sale of the assets through E-Auction on “AS IS WHERE IS”, “AS IS WHAT IS” and “WHATSOEVER THERE IS BASIS”, is hereby given to the public in general under Section 149(c) of the Insolvency and Bankruptcy Code 2016 r.w. Regulation 27 of the IBI (Bankruptcy process for personal guarantors to Corporate Debtors) Regulations, 2019

Last Date for Submission of Expression of Interest and EMD	Friday, 26/09/2025 before 05:00 PM [Payable through online transfer Cheque/DD/ as per tender document to “Harjibhai Popatbhai Ghanva (In Bankruptcy)” having Account No. 44068164011 and IFSC Code : SBIN0008053 with State Bank of India]
Intimation to Qualified Bidders	Saturday, 27/09/2025
Last Date for inspection, Due Diligence of Assets under Auction	From Tuesday, 16/09/2025 till Friday, 26/09/2025 available with prior intimation, Contact Person Mr. Heel Patel (M : 6354279844)
Date and Time of E Auction	Monday, 29/09/2025 between 01:00 PM to 03:00 PM (with unlimited extension of 5 minutes each)
A. Immovable Property	
Commercial NA Plot situated at Survey No 933/1, situated at Plot No 1 to 8, Rajiv Party Plot, Shrinathgadh Road, Moviya - 360311 Taluka Gondal, District Rajkot admeasuring 20639 Sq mtrs	Reserve Price (Rs.) 4,01,00,000 EMD (Rs.) 40,10,000

The detailed terms & conditions, e-auction application, tender document and other details of online auction are available on https://incauction.auctiontiger.net. For any query, contact Mr. Praveen Thevar (M:972778828) through Email: nclt@auctiontiger.net or Praveen.thevar@auctiontiger.net to the Email of the Bankruptcy Trustee, harjibhai.btprocess@gmail.com

Note: E-Auction will be conducted on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATSOEVER THERE IS” and “NO RECOURSE” basis through approved service provider, M/s e-Procurement Technologies Limited - Auction Tiger.

Place : Ahmedabad

Date : 16/09/2025

Sd/-

CA Rahul Nareshbhai Shah

BANKRUPTCY TRUSTEE

IP Reg. No: IBB/PA-001/IP-P-02170/2020-2021/13367

AFA Valid till 30/06/2026



RBL BANK LTD.

Registered Office: 1st Lane, Shahupuri, Kolhapur - 416001

Branch Office at: 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062

Securitisation Notice under S. 13(2) of SARFAESI Act, 2002

We, RBL Bank Limited the secured creditor of Applicant & Co-Applicant mentioned in below mentioned columns, do hereby inform you all that your account has been classified as Non-performing Account (NPA) in pursuant to the defaults in making payment / repayment of principal and interest and the amount mentioned in the below mentioned columns is now due and payable by you as on the date of the notice, together with further interest thereon to RBL Bank Ltd. In spite of our repeated demands, you have failed and neglected to make payment / amount(s) outstanding in your account(s) and you have not discharged your liabilities.

We, therefore, issued notice under section 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, demanding payment of the amounts together with further interest applicable at the contracted rates, costs, charges, other moneys to discharge your liabilities in full within 60 days from the date of the notice.

Loan Account Nos., Name of the Borrowers, 13(2) Notice details and Symbolic Possession Date	Mortgaged Property Details
1) Mr. Hitendrabhai Naginbhai Patel (Applicant) 2) Mrs. Kajalben Hitendrabhai Patel (Co-Applicant & Mortgagor) Address of Correspondence • 58 Ashopalav Falju, Shekhadi, Devalpura, Anand, Petlad, Gujarat 388 450. Loan Account No : 809002828700 Loan Amount : (Rs. 15,10,000/-) NPA Date : 03/06/2025 13(2) Notice dated : 10/09/2025 13(2) Notice amount : Rs. 12,41,878/-	Description of Mortgaged Property: Property Owned by Mrs. Kajalben Hitendrabhai Patel All the piece and parcel of Property Moje Gam Shekhadi Gram Index No. 65/1 Paiki Property No. 58/2, Paiki Length 58 Sq. Feet Plot No. 12 feet Paiki total 696 Sq. feet Paiki Admeasuring 64.68 Sq. mtrs. Taluka Petlad, District Anand Gujarat 388 450 (together with the construction standing thereupon), which is bounded and surrounded by:- On or towards East - Shekhadi To Khadana Road is Situated, On or towards South - Patel Hareshbhai Ashabhai Home is situated, On or towards West - Patel Mayurbhai Naginbhai Home is situated, On or towards North - Patel Shureshbhai Gordhanbhai Home is situated

Now the authorized officer of RBL Bank Ltd. do hereby publish the contents of the above demand notice as provided under the Rules for discharge your liabilities in full, failing which, we shall, without any further reference, be constrained to enforce the above-mentioned security created by you in our favour by exercising any or all the rights given under the said Act.

Please note that this publication is made without prejudice to such rights and remedies as are available to RBL Bank against the borrower and the guarantors of the said financial under law. You are further requested to note that as per section 13(13) of the said Act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of above secured asset, without our prior written consent.

Place: Gujarat

Date : 15/09/2025

Sd/-

RBL Bank Ltd.

Authorised Officer - Abhay Nikam



SBI Factors limited

6th Floor, The Metropolitan Building, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.

Mumbai Tel: -48990300/400/9867531590/9867531562. WPDEBT@sbfactors.in

E-AUCTION NOTICE

(No.54 of 2002) Whereas, the Authorized Officer of SBI Factors Ltd. has taken possession of the following property/ies pursuant to the notice issued under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan account with right to sell the same on “AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS” for realization of SBI Factors Ltd. dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the SBI Factors’ dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (https://www.bankauctions.com)

DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES	
Name of the Account:-	M/s. Amar Remedies Limited. (Borrower)
Directors, Mortgagor & Guarantors:	1.Mr. Sagar P Shah (Guarantor) 2.Mrs. Pratima P Shah (Guarantor & Mortgagor)
Details of property	Immovable Residential Property bearing all that piece and parcel of Flat No. 801 and 802 comprised of Pent House along with Terrace admeasuring C.A of 2200 sq. ft. of the Building known as “Trimurti Apartment” constructed on properties bearing Sub-Plot No. 17, 18, 19, 20 of F.P. 78 of T.P. Scheme No. 5, situated near Ambikankar Bus Stop, Ahwada Lines, Surat bounded by: On North: Road, On South: Road, On East: Plot No. 16 & 20, On East: Road, (In the Name of Mrs. Pratima P Shah)
Outstanding Amount & Demand Notice Date	Rs. 28,03,72,585.83 (plus interest from 30.11.2016) Demand Notice Dt: 30.12.2016
Reserve Price & EMD of the Property	Reserve Price: Rs. 50,00,000/- EMD Rs. 5,00,000/- Bid Increase Amount :- Rs. 50,000/-
Date & Time of E-Auction	On 01.10.2025 between 11.00 am to 12.00 pm

TERMS & CONDITIONS: The e-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” AND “WHATSOEVER THERE IS BASIS” 1. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidder should make their own independent inquiries regarding the encumbrances, title of property(ies) put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SBI Factors. The property is being sold with all the existing and future encumbrances whether known or unknown to the SBI Factors. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their Bid. The inspection of property(ies) put on auction will be permitted on request to interested bidders at sites on 25.09.2025 and 26.09.2025 between 1.00 pm to 3.00 pm. 3. The interested bidders shall submit their EMD (as mentioned above) through / NEFT/ RTGS in the following Account No. 30423737723, Bank Name: State Bank of India, Commercial Branch, Mumbai, Name of the Beneficiary: SBI GLOBAL FACTORS LIMITED, IFSC Code: SBIN0006070. Please note that the Cheques/ Demand Draft not be accepted as EMD Amount. 4. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the e copies of the following documents uploaded in the Web Portal on or before the last date & time 30.09.2025 by 05.00 pm. Submission of the Bid Documents viz Copy of the NEFT/RTGS Chalcin; i) Copy of PAN Card; ii) Proof of Identification/ Address Proof (KYC) viz self- attested copy of Voter ID Card/ Driving License/ Passport/ Adhar Card; without which the Bid is liable to be rejected. 5. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 INDIA, Udyog Vihar, Phase 2, Gulf Petrochem Building, Building No. 301 Gurgaon, Haryana. Pin: 122015, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24 + 91-994597555, Help Line e-mail ID: support@bankauctions.com and for any property related query may contact Authorised Officer, Shri. Santosh Savant Mobile No. +91-986731562 e-mail ID: vp.debt@sbfactors.in during the working hours from Monday to Friday, 6. Only bidders holding valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-auction process. 7. The interested bidder has to submit their Bid Documents (EMD not below 10% of the Reserve Price) and required documents (mentioned in Point No.4) on/ before 30.09.2025 UPTO 05.00 PM. Interested bidder who is not able to submit their Bid Documents by way of online mode can submit Hardcopy to the Authorized Officer through email on/ before 30.09.2025 UPTO 05.00 PM after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating in the e-auction process, subject to due verification (of the documents) and/ or approval of the Authorized Officer. 8. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the “Bid Increase Amount” (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-auction process), otherwise, it will automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-auction process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification. 9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the bid amount to be paid next day of e-auction adjusting EMD & remaining 75% of the amount to be paid within 15 days from the date of e-auction or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting successful bidder shall have no claim/ right in respect of property/ amount. 10. The prospective qualified bidders may avail online training on e-auction from M/s. C1 India Pvt. Ltd prior to the date of e-auction. Neither the Authorized Officer/ SBI Factors Ltd., nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-auction event. 11. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody. 12. The Authorized Officer, who is not bound to accept the highest offer, has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-auction without assigning any reason therefor. 13. In the event of cancellation of sale before or after the sale is conducted for any reason or by order of court, the bidder shall not have any claim of whatsoever nature including interest against SBI Factors. It is reiterated and clarified that the amount paid by the successful bidder shall not bear any interest and thereby no such claim for payment of interest can be made by the bidders under any circumstances. 14. The sale certificate will be issued in favour of the purchaser (as per Bid form) only, after payment of entire sale price amount. 15. All bids made by the user ID given to the bidders will be deemed to have been made by him/ her only. 16. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them. 17. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendancy of cases/litigation if any pending before any court/ tribunal. 18. The sale will attract provision of TDS as applicable under section 194 (1A) of income tax Act on culmination of sale, depending on sale price.

Special Instructions:

