



TENNECO CLEAN AIR INDIA LIMITED
(formerly known as Tenneco Clean Air India Private Limited)
CIN: U29308TN2018FLC126510
Telephone: +2135 612501/506
Email: Tennecoindiainfo@tenneco.com
Website: www.tennecoindia.com

Date: 6th December, 2025

To
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051
Scrip Symbol: TENNIND

To
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai – 400001
Scrip Code: 544612

Sub: Newspaper publication of unaudited financial results for the quarter and half-year ended September 30, 2025

Dear Sir/Madam,

Pursuant to Regulation 30 and 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of newspaper publication of the Unaudited Financial Results for the quarter and half-year ended September 30, 2025, published in:

1. The Financial Express; and
2. Makkal Kural

Further, the above publication is also being made available on the Company's website at: <https://tennecoindia.com/investor-relations/>.

You are requested to kindly take the same on record.

Sincerely,
For Tenneco Clean Air India Limited
(Formerly known as Tenneco Clean Air India Private Limited)

Roopali Singh
Company Secretary and Compliance Officer
Membership No: A15006

Place: Gurugram

Encl: As above

BAT sells 9% stake in ITC Hotels for ₹3.8Kcr

VIVEAT SUSAN PINTO
Mumbai, December 5

BRITISH AMERICAN TOBACCO (BAT) on Friday sold a 9% stake in ITC Hotels for ₹3,820 crore, cutting its holding in the company to 6.3% from 15.3% earlier.

In a regulatory filing on Friday, the maker of Dunhill and Lucky Strike said it had completed the block trade of 187.5 million shares in ITC Hotels with investors by way of an accelerated book-building process. The share sale is higher than the 145.8 million shares BAT had sought to sell as per a term sheet viewed by FE on Thursday.

The floor price remains at ₹205.65 apiece, which is a 1% discount to ITC Hotels' Thursday closing price on the BSE. The stock was down 0.84% at the end of trade on Friday at ₹206 apiece.

BAT's move to monetise its holding in ITC Hotels is part of an effort to bring down its debt. This is the third time in two years that BAT has pared its



stake in ITC group companies.

In March 2024 and May 2025, BAT had trimmed its stake in ITC by 3.5% and 2.5% each, bringing its shareholding down to 22.9% in the cigarette-to-FMCG company. It had also relinquished its veto rights in the firm. ITC has a 39.85% stake in ITC Hotels.

While informing about the plan to sell stake in ITC Hotels, BAT Chief Executive Officer

(CEO) Tadeu Luiz Marroco said that the direct shareholding in ITC Hotels was a result of the demerger process that was completed by ITC earlier this year.

He added that a direct stake in ITC Hotels was not a strategic holding for BAT. He said that the proceeds from the transaction would support progress towards its 2026 deleveraging plan.

Amazon's \$12.7-bn AI push to help India small businesses

PRESS TRUST OF INDIA
New Delhi, December 5

BIG TECH FIRM Amazon expects its planned investment of \$12.7 billion in building local cloud and AI infrastructure to benefit 15 million small businesses in India by 2030, a senior company official said on Friday. The company has set a target to train 4 million government-school students in the next five years, Amazon's SVP for Emerging Markets, Amit Agarwal, said on social platform X.

"Our long-term goal is aligned with the government of India's AI Mission, and we are aiming to bring the power of AI to millions of small businesses, customers and students. This includes empowering over 15 million small businesses and providing AI literacy to 4 million government-school students by 2030," he said.

Since 2017, Amazon Web Services has claimed that it has trained over 6.2 million individuals in India with cloud skills through several programmes, such as AWS Skill Builder, AWS Educate, AWS re/Start, and recently announced new AI courses. In May 2023, Amazon announced plans to invest \$12.7 billion in India by 2030 into its local cloud and AI infrastructure across Telangana and Maharashtra. The company has already invested \$3.7 billion between 2016 and 22 in India.

Amazon has already committed to invest \$12.7 billion in local cloud and AI infrastructure through Amazon Web Services. For us, this is about more than innovation; it's about ensuring every Indian can benefit from this transformative technology.

Elaborating on the training programme, it plans to bring AI literacy and career awareness to 4 million government-school students by 2030 through an AI curriculum, hands-on experiments, career tours, and teacher training, which supports the National Education Policy 2020.

Zepto converts into public company ahead of IPO

FE BUREAU
Bengaluru, December 5

QUICK COMMERCE PLATFORM Zepto has converted itself into a public entity as it prepares for an initial public offering, according to a regulatory filing with the Registrar of Companies.

The company changed its registered name from Zepto Private Limited to Zepto Limited through a special resolution passed by its shareholders.

"The company intends to list its equity shares on one or more stock exchanges. For this purpose, the company proposes to undertake an initial public offering," the filing stated.

The company is growing 20-25% quarter-on-quarter on order volume while simultaneously reducing cash burn

The Bengaluru-based firm is likely to file its draft red herring prospectus soon through the market regulator Sebi's confidential route, according to people aware of the matter.

The quick commerce player had previously put its IPO plans on hold earlier this year but has now revived its listing ambitions amid improved financial

performance.

The company is growing 20-25% quarter-on-quarter on order volume while simultaneously reducing cash burn, people aware of the matter added.

Zepto had raised \$450 million in its Series F funding round in October at a valuation of \$7 billion. "We're growing 20-25% every quarter, on order volume and burn is going down. That's why we're able to reduce capital because we're able to show investors that in relative terms we're able to deliver reasonable capital efficiency for 100% plus year on year growth," a company spokesperson said commenting on the development.

Protium

PROTIUM FINANCE LIMITED
(Formerly known as Growth Source Financial Technologies Ltd.)

Registered & Corporate Office Address: 7th Floor, Block B2, Phase - I Nirlon Knowledge Park, Pahadi Village, Off. Western Express Highway, Cama Industrial Estate, Goregaon(E), Mumbai - 400065, Maharashtra

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) 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 properties mortgaged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Protium Finance Ltd. the same shall be referred hereafter as Protium Finance Ltd. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to general public that we are going to conduct public E-Auction through website <https://bankauctions.in/>

1. Account Number
2. Name of Borrower/
Co-Borrower/
Mortgagors

1. GS083EEL2314924
2. Ball Nursing Through Its Proprietor Homyo Clinic Mannohan Singh S/o Om Prakash Panwa, 11 Mannohan Singh S/o Om Prakash Panwar 2) Soniya D/o Harjeet Singh, All Having Address At: 3/4 Pahalai Gali, Vikasnagar Dehradun Uttarakhand 248198, Also At: 85 Chiranjipur Vikasnagar Dehradun Uttarakhand 248198

3. Date of Demand Notice

19th June 2025

4. Amount as per Demand Notice (Rs. 132)

Rs. 21,93,134.52/- (Rupees Twenty One Lakh Ninety Three Thousand One Hundred Thirty Four and Five Paise Only) as on 19th June 2025 with further interest 18% from 19th June 2025 until payment in full amount along with other charges as demanded in our notice, within the statutory period of 60 days from the date of this notice.

5. Date of Symbolic Possession

01st September 2025

6. Amount as on date

Rs. 22,42,529/- (Rupees Twenty Two Lakh Forty-Two Thousand Five Hundred Twenty-Nine Only)

7. Descriptions of the Immovable Property/Properties:-

All The Piece And Parcel Of Property Bearing Khata No. 902 (Fasli Year 1416 To 1421), Kharsa No. 5910 Mauza Nawabganj Pargana Pachwadoon, Vikasnagar Dehradun - East: 15 Ft Wide Passage, Side Measuring 26 Ft. West: Land Of Smt. Babita, Side Measuring 26 Ft. North: Land Of Shri Victor, Side Measuring 26 Ft. South: Land Of Smt. Babita, Side Measuring 26 Ft. Together With All Rights, Buildings, Improvements And Easements Appurtenant Thereto.

8. Reserve Price

Rs. 22,22,000/- (Rupees Twenty Two Lakh Twenty-Two Thousand Only)

9. Earnest Money Deposit

Rs. 2,22,200 (Rupees Two Lakh Twenty-Two Thousand Two Hundred Only)

10. Bid Increment Amount (In Rs.)

Rs. 5,000 (Rupees Five Thousand Only)

11. E-Auction Date and Time

10th-Jan-2026 at 11:00 am to 2:00 PM (with unlimited extension of 5 min each)

12. EMD Submission Last Date

09th Jan 2026 up to 5:00 PM

13. Inspection Date

23rd-Dec-2025 Between 11:00 AM To 5:00 PM

1. All interested participants / bidders are requested to visit the website <https://bankauctions.in> & <https://protium.co.in/> For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Nitesh D Pawar Contact number: 8142000725 / 8142000066 email id: nitesh@bankauctions.in / info@bankauctions.in

2. For further details on terms and conditions please visit <https://bankauctions.in/> & <https://protium.co.in/> to take part in e-auction

3. Important Information: This auction is published basis possession vide Sec 13(4) of SARFAESI Act. Physical Possession will be offered post receiving Section 14 Orders as per process laid down under SARFAESI Act and as when physical possession will be offered bidder shall take due diligence in respect of documents and legality before participating in the auction proceedings.

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/ Rule 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 06.12.2025, Sd/-, For Protium Finance Limited
Place: DEHRADUN, UTTARAKHAND Authorised Officer

Protium

PROTIUM FINANCE LIMITED
(Formerly known as Growth Source Financial Technologies Ltd.)

Registered & Corporate Office Address: 7th Floor, Block B2, Phase - I Nirlon Knowledge Park, Pahadi Village, Off. Western Express Highway, Cama Industrial Estate, Goregaon(E), Mumbai - 400065, Maharashtra

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) 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 properties mortgaged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Protium Finance Ltd. the same shall be referred hereafter as Protium Finance Ltd. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to general public that we are going to conduct public E-Auction through website <https://bankauctions.in/>

1. Account Number

1. GS051EEL2318013

2. Name of Borrower/
Co-Borrower/
Mortgagors

2. Subhan Fruits Company Through Its Proprietor Shahzad S/O Babu Khan, 1. Shahzad S/O Babu Khan, 2. Shabana W/o Shahzad Qureshi, All having address at: S-13 Naveen Mandi, Delhi Road, Hapur, Ghaziabad, Uttar Pradesh, 245101. Also At: 1480, Near Sikandar Gate, Ghanda Patti, Hapur, Hapur, Uttar Pradesh 245101

3. Date of Demand Notice

12th June 2025

4. Amount as per Demand Notice (Rs. 132)

Rs. 30,90,886.03/- (Rupees Thirty Lakh Ninety Thousand Eight Hundred Eighty Six and Three Paise Only) as on 12th June 2025 with further interest 18% from 12th June 2025 until payment in full amount along with other charges as demanded in our notice, within the statutory period of 60 days from the date of this notice.

5. Date of Symbolic Possession

25th September 2025

6. Amount as on date

Rs. 33,11,839/- (Rupees Thirty-Three Lakh Eleven Thousand Eight Hundred Thirty-Nine Only)

7. Descriptions of the Immovable Property/Properties:-

All The Piece And Parcel Of Property Bearing Vacant Plot No. 14, Area Measuring 63.98 Sq. Yards i.e. 53.44 Sq. Meters, Out of Kharsa No. 1138, Situated At Bulandshahar Road, (Between Rampur Link Road To Chungi) Pargana & Teshi Hapur, Within The Limits Of Nagarpalika Hapur, District Ghaziabad, U.P. 245101 (Hereinafter Referred As Said Property) Secs Per East Road Bulandshahar West - Graveyard North - Graveyard South - Plot No. 13, Together With All Other Rights, Buildings, Improvements And Easements Appurtenant Thereto.

8. Reserve Price

Rs. 57,49,800/- (Rupees Fifty-Seven Lakh Forty-Nine Thousand Eight Hundred Only)

9. Earnest Money Deposit

Rs. 5,74,980 (Rupees Five Lakh Seventy-Four Thousand Nine Hundred Eighty Only)

10. Bid Increment Amount (In Rs.)

Rs. 5,000 (Rupees Five Thousand Only)

11. E-Auction Date and Time

10th-Jan-2026 at 11:00 am to 2:00 PM (with unlimited extension of 5 min each)

12. EMD Submission Last Date

09th Jan 2026 up to 5:00 PM

13. Inspection Date

23rd-Dec-2025 Between 11:00 AM To 5:00 PM

1. All interested participants / bidders are requested to visit the website <https://bankauctions.in> & <https://protium.co.in/> For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Nitesh D Pawar Contact number: 8142000725 / 8142000066 email id: nitesh@bankauctions.in / info@bankauctions.in

2. For further details on terms and conditions please visit <https://bankauctions.in/> & <https://protium.co.in/> to take part in e-auction

3. Important Information: This auction is published basis possession vide Sec 13(4) of SARFAESI Act. Physical Possession will be offered post receiving Section 14 Orders as per process laid down under SARFAESI Act and as when physical possession will be offered bidder shall take due diligence in respect of documents and legality before participating in the auction proceedings.

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/ Rule 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 06.12.2025, Sd/-, For Protium Finance Limited
Place: GHAZIABAD, UTTAR PRADESH Authorised Officer

ADITYA BIRLA CAPITAL

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Limited No N/17, 1st Floor, Vijaya Building Barakhamba Road, New Delhi - 110001

1. ABHFL: Authorized Officer- Mr. Rakesh Shokeen- 9971392292
2. Auction Service Provider (ASP) - M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Whereas the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor had taken possession of the following Secured Assets pursuant to notice issued under Sec. of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, the possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" Basis.

Sr./ Name of the Borrowers & Co-Borrowers

Description of Properties Secured Assets

Amount as per Demand Notice

Reserve Price

EMD

Last EMD Date

Inspection Date

Date of E-Auction

1. NEERAJ CHAUDHRY, MONIA CHAUDHRY, M/S SAPPRIHE DIGITAL PRINTERS,

All That Piece And Parcel Of Villa No. T-3, Having A Built Up Area Of 7000.00 Sq.Ft. In Group Housing Project Known As "Rise Skybungalows Located On Gh-02 (On Mcd Land In Revenue Estate Of Village Sarai Khawaja), Sec-41, Faridabad, Haryana-121003, And Bounded As:- East: Villa No. 3 West: Villa No. 1 North: Open Land South: Open Land/Villa No. 6

INR 142610625/- (Rupees Fourteen Crores Twenty Six Lakhs Ten Thousand Five Hundred Twenty Five Only)

INR 21250000/- (Rupees Twenty One Lakhs Twenty Five Thousand Only)

INR 21250000/- (Rupees Twenty One Lakhs Twenty Five Thousand Only)

23-12-2025

-

24-12-2025

2. NEERAJ CHAUDHRY, MONIA CHAUDHRY, M/S SAPPRIHE DIGITAL PRINTERS

All That Piece And Parcel Of Villa No. T-3, Having A Built Up Area Of 7000.00 Sq.Ft. In Group Housing Project Known As "Rise Skybungalows Located On Gh-02 (On Mcd Land In Revenue Estate Of Village Sarai Khawaja), Sec-41, Faridabad, Haryana-121003, And Bounded As:- East: Villa No. 4 West: Villa No. 2 North: Studio South: Open Land/Villa No. 7

INR 142610625/- (Rupees Fourteen Crores Twenty Six Lakhs Ten Thousand Five Hundred Twenty Five Only)

INR 21250000/- (Rupees Twenty One Lakhs Twenty Five Thousand Only)

INR 21250000/- (Rupees Twenty One Lakhs Twenty Five Thousand Only)

23-12-2025

-

24-12-2025

3. AMIT KATYAL, RENU KATYAL

All That Piece And Parcel Of Bungalow No. 9, Admeasuring 2300 Sq. Ft. (Bua/Sba), On 9th Floor Tower No. V-5-7, Plot No. Gh-02, "Rise Sky Bungalows", Situated At Sector-41, Faridabad, Haryana-121010.

INR 21654772/- (Rupees Two Crores Sixteen Lakhs Fifty Four Thousand Seven Hundred Seventy Two Only)

INR 75000000/- (Rupees Seventy Five Lakhs Only)

INR 7500000/- (Rupees Seven Lakhs Fifty Thousand Only)

23-12-2025

-

24-12-2025

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act> or i.e. <https://sarfaesi.auctiontiger.net>

Date:- 06.12.2025 Sd/- Authorized Officer
Place:- DELHI Aditya Birla Housing Finance Limited

TENNECO

TENNECO CLEAN AIR INDIA LIMITED
(Formerly known as Tenneco Clean Air India Private Limited)

CIN: U29308TN2018FLC126510

Regd. Office: RNS2, Nissan Supplier Park, SIPCOT Industrial Park, Oragadam Industrial Corridor, Sriperumbudur Taluk, Kancheepuram District, Tamil Nadu - 602 105
Phone: +91 124 4784 530, E-mail: TennecoIndiaInvestors@tenneco.com, Website: www.tennecoindia.com

EXTRACT OF CONSOLIDATED AND STANDALONE UNAUDITED FINANCIAL RESULTS
FOR THE QUARTER AND SIX MONTHS ENDED 30 SEPTEMBER 2025

(INR in millions, except earnings per share)

Sl. No.	Particulars	Consolidated				Standalone			
		Quarter ended		Six Months ended	Year ended	Quarter ended		Six Months ended	Year ended
		30 September 2025	30 September 2024	30 September 2025	31 March 2025	30 September 2025	30 September 2024	30 September 2025	31 March 2025
		Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Audited
1	Total Income from operations (Net)	12,806.42	11,686.53	25,662.63	48,904.30	5,420.94	5,225.73	11,085.32	22,367.55
2	Net Profit for the period (before Tax, Exceptional and/or Extraordinary items)	1,924.25	1,771.19	4,196.44	7,328.16	9,598.43	977.47	11,006.76	4,114.43
3	Net Profit for the period (before Tax, after Exceptional and/or Extraordinary items)	1,924.25	1,771.19	4,196.44	7,328.16	9,598.43	977.47	11,006.76	4,114.43
4	Net Profit for the period after Tax (after Exceptional and/or Extraordinary items)	1,506.80	1,370.85	3,187.68	5,531.43	9,387.48	751.37	10,507.68	3,060.82
5	Total Comprehensive Income for the period (comprising Profit for the Period after Tax and Other Comprehensive Income after Tax)	1,513.88	1,329.21	3,185.82	5,491.89	9,388.21	745.13	10,508.22	3,053.47
6	Equity Share Capital	4,036.04	2,140.89	4,036.04	4,036.04	4,036.04	2,140.89	4,036.04	4,036.04
7	Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	-	-	-	12,063.66	-	-	-	54,700.65
8	Earnings Per Share (Face Value of INR 10/- per share) (not annualised for quarter/ half year)								
1. Basic:		3.73	3.39	7.89	13.68	23.26	3.51	26.03	14.09
2. Diluted:		3.73	3.39	7.89	13.68	23.26	3.51	26.03	14.09

Notes:

a) The above is an extract of the detailed format of Quarter and Six Months ended 30 September 2025 of Consolidated and Standalone Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarter and Six Months ended Financial Results are available on the websites of the BSE and NSE at www.bseindia.com and www.nseindia.com, respectively, and on Company's website at www.tennecoindia.com.

b) The results have been prepared in accordance with the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013, read with the relevant rules issued thereunder and other accounting principles generally accepted in India.

For more information please scan

Place: Pune
Date: 5 December 2025

For Tenneco Clean Air India Limited
Sd/-
Arvind Chandrasekharan
Whole-time Director and Chief Executive Officer
DIN: 08721916

CAPRI GLOBAL HOUSING FINANCE LIMITED

HOUSING FINANCE LIMITED

Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX - IV-A [See proviso to rule 8 (6) and 9 (1)]

SALE notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

Sr. No.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1-Mr. Himanshu Babbar ("Borrower") 2-Mrs. Anjali Waliya (Co-borrower) LOAN ACCOUNT NO. LNHN03000137140 (Old) /50800005593819 (New) Rupees 1,20,63,718/- (Rupees One Crore Twenty Lacs Sixty Three Thousand Seven Hundred Eighteen Only) as on 07.05.2025 along with applicable future interest.	All that Piece and Parcel of the property bearing vacant land and building Free Hold Residential Builtup Property Bearing No. B-62, land Area Admeasuring 160 Sq. Yds., out of Kharsa No. 838 and 839, Situated in the Revenue Estate of Village Nawada, Majra Hastals In the abadi Colony Known as Anand Vihar in Block B, Uttam Nagar, New Delhi, West Delhi, Delhi - 110059, Bounded As:- East - Portion of Plot No. 62, West - Plot No. 61 North - Road 20 Ft., South - Road 10 Ft.	1. E-AUCTION DATE: 26.12.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 24.12.2025 3. DATE OF INSPECTION: 23.12.2025	RESERVE PRICE: Rs. 1,62,00,000/- (Rupees One Crore Sixty Two Lacs Only). EARNEST MONEY DEPOSIT: Rs. 16,20,000/- (Rupees Sixteen Lacs Twenty Thousand Only) INCREMENTAL VALUE: Rs. 50,000/- (Rupees Fifty 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.caprihomefinance.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 e-Procurement 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. Auction Tiger, Ahmedabad (Contact No. 079-68136880/68136837). 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 24-Dec-2025.

9. The intending bidders should submit the duly filled in Bid Form (format available at <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 Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060 latest by 03:00 PM on 24-Dec-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name".

10. After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider 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 sale will 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 Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060 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) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.

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) (if applicable) and submit TDS certificate to the Authorised Officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.

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 15 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. Movable item (if any) lying in the property is not offer with sale.

25. Please note that there is one Securitization Application is pending before DRT-1, Delhi vide SA no. 202/2025.

26. For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Ms. Amit Verma Mo. No. 9013255520 and for further inquiry Ms. Kalpana Chetanwala-7738039346.

27. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place :DELHI/NCR Date : 06 - DECEMBER

