





...continued from previous page.

due to a breakthrough in the development of technology or alternate products, the demand for our products or engineering services and supplies may decline, which may have an adverse effect on our business.

11. **Risks related to objects of the Offer:** The objects of the Offer for which funds have been raised and proposed deployment of the Net Proceeds of the Offer have not been appraised by a bank or a financial institution. Any revision in the estimates, delays or cost overruns may have a significant impact on our business.
12. **Price of raw materials:** Our raw material cost constitutes a significant percentage of our total expenses. Steel constituted 72.85%, 68.05%, 66.72% and 74.25% of total raw materials purchased by the Company for the nine months ended December 31, 2023, Fiscal 2023, Fiscal 2022 and Fiscal 2021, respectively. Any increase in the prices of raw materials or a change in our customers' preference of raw material suppliers could adversely affect our affect the business and the profitability of our Company.
13. **Contractual risks under power purchase agreements:** We are subject to contractual risks with our power purchaser, the Punjab State Power Corporation Limited, which is a government body. Any failure to extend or renew our PPAs will have a material and adverse effect on our business.
14. **International operations and foreign currency risks:** A portion of our revenues and expenses are denominated in foreign currencies. Our revenue from operations outside India as a percentage of total revenue from operations in the nine months ended December 31, 2023, Fiscal 2023, Fiscal 2022 and Fiscal 2021 were 40.53%, 45.10%, 36.48% and 45.63%, respectively. Our existing international operations subject us to various business, economic, political, regulatory and legal risks. Further, we are also exposed to foreign currency exchange risks and regulatory changes in foreign exchange management which may adversely impact our business.
15. **The Offer Price, market capitalization to revenue from operations multiple and price to earnings ratio based on the Offer Price by our Company may not be indicative of the market price of the Company on listing or thereafter:** Market capitalization to revenue from operations multiple and our price to earnings ratio (based on EPS for Fiscal 2023) is as follows:

Particulars	Market capitalization to revenue from operations	Price to earnings ratio
At lower end of price band i.e. ₹ 193 per Equity Share	2.26 times	78.78 times
At upper end of price band i.e. ₹ 203 per Equity Share	2.35 times	82.86 times

16. The weighted average cost of acquisition of all shares transacted in the last eighteen months, one year and three years preceding the date of the Red Herring

Prospectus is as follows:

Period	Weighted average cost of acquisition (in ₹)*#	Upper end of the price band (₹203) is 'X' times the weighted average cost of acquisition	Range of acquisition price: Lowest price – Highest price (in ₹)
Last eighteen months	500.00	0.41	500.00 - 500.00
Last one year	500.00	0.41	500.00 - 500.00
Last three years	102.65	1.98	99.00 - 500.00

\*As certified by VSD & Associates, Chartered Accountants, by way of their certificate dated June 11, 2024.  
# The weighted average cost of acquisition has been calculated excluding bonus issues and transmission of shares.

17. Weighted average return on net worth for Fiscals 2023, 2022 and 2021 is 2.78% and as on nine months ended December 31, 2023 is 3.35% (*Not Annualised*).
18. Average cost of acquisition of shares for the Promoters and the Selling Shareholder  
The average cost of acquisition of Equity Shares for the Promoters and Selling Shareholder is as set out below:

Name of acquirer	Number of Equity Shares	Acquisition price per Equity Share (in ₹)*#
<b>Promoters</b>		
Krishan Lalit Bansal (also the Selling Shareholder)	39,639,185	0.83
Ashima Bansal	4,399,900	0.27
DDE Piping Components Private Limited	7,532,275	0.37

\*As certified by VSD & Associates, Chartered Accountants, by way of their certificate dated June 11, 2024.  
#12,330 Equity Shares were issued to Krishan Lalit Bansal in lieu of the acquisition of the business of partnership firm of M/S Development Engineers. Value of given equity shares is not quantifiable. Accordingly, the consideration amount has not been included for the calculation of average cost of acquisition.

19. The 2 BRLMs associated with the Offer have handled 43 public issues in the past three financial years, out of which issues closed below the Offer price on listing date:

Name of BRLMs	Total Issues	Issues closed below IPO Price as on listing date
SBI Capital Markets Limited*	25	12
Equirus Capital Private Limited*	16	5
Common Issues of above BRLMs	2	Nil
Total	43	17

\*Issues handled where there were no common BRLMs.

BID/OFFER PROGRAMME

ANCHOR INVESTOR BIDDING DATE:  
TUESDAY, JUNE 18, 2024\*

BID/OFFER OPENS ON:  
WEDNESDAY, JUNE 19, 2024

BID/OFFER CLOSES ON:  
FRIDAY, JUNE 21, 2024^

\*Our Company, in consultation with the BRLMs, may consider participation by Anchor Investors in accordance with the SEBI ICDR Regulations. The Anchor Investors shall Bid during the Anchor Investor Bidding Date, i.e., one Working Day prior to the Bid/Offer Opening Date.  
^UPI mandate end time and date shall be at 5:00 pm on the Bid/Offer Closing Date.

BASIS FOR OFFER PRICE

The Price Band and the Offer Price will be determined by our Company, in consultation with the BRLMs, on the basis of assessment of market demand for the Equity Shares offered through the Book Building Process and the quantitative and qualitative factors as described below and is justified in view of these parameters. The face value of the Equity Shares is ₹10 each and the Floor Price is 19.3 times the face value of the Equity Shares and the Cap Price is 20.3 times the face value of the Equity Shares.

Investors should also refer to "Risk Factors", "Our Business", "Financial Information" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" on pages 29, 204, 294 and 376, respectively of the RHP to have an informed view before making an investment decision.

Qualitative factors

Some of the qualitative factors which form the basis for computing the Offer Price are:

- Leading player in an industry with significant barriers to entry
- Largest player in process piping solutions in India, in terms of installed capacity, providing specialized process piping solutions with strategically located state-of-the-art Manufacturing Facilities
- Long standing customer relationships with a strong order book
- Wide range of specialized product offerings and services making us a comprehensive solution provider for our diversified customers spread across geographies and sectors
- Strong focus on automation and process excellence with an experienced engineering team to drive operational efficiencies
- Experienced and dedicated Promoters and professional management team with extensive domain knowledge

For further details, see "Risk Factors" and "Our Business" on pages 29 and 204, respectively of the RHP.

Quantitative factors

Some of the information presented below relating to our Company is derived from the Restated Consolidated Summary Statements. For further details, see "Restated Consolidated Summary Statements" on page 294 of the RHP.

Some of the quantitative factors which may form the basis for calculating the Offer Price are as follows:

1. **Basic and diluted Earnings per Share ("EPS")** at face value of ₹10 each, as adjusted for changes in capital:

Financial Period/Year	Basic EPS (in ₹)	Diluted EPS (in ₹)	Weight
March 31, 2021	2.44	2.44	1
March 31, 2022	1.53	1.53	2
March 31, 2023	2.45	2.45	3
Weighted Average*	2.14	2.14	
Nine months ended December 31, 2023*	2.70	2.69	-

\* Not annualised

\*Weighted Average = Aggregate of period/ year -wise weighted EPS divided by the aggregate of weights i.e. (EPS x Weight) for each period/ year/Total of weights.

Notes:

- Our Company pursuant to Board resolution dated September 7, 2023 and Shareholders' resolution dated September 7, 2023, has allotted 42,431,312 Equity Shares of ₹ 10 each in the ratio of 4:1. As required under Ind AS 33 "Earning per share", the above Bonus shares are retrospectively considered.

2. **Price/Earnings ("P/E") ratio in relation to Price Band of ₹193 to ₹203 per Equity Share:**

Particulars	P/E at the Floor Price (no. of times)	P/E at the Cap Price (no. of times)
P/E ratio based on basic EPS for Financial Year 2023	78.78	82.86
P/E ratio based on diluted EPS for Financial Year 2023	78.78	82.86

Industry P/E ratio

Particulars	P/E ratio (no. of times)
Highest	42.40
Lowest	42.40
Average	42.40

Notes: The industry high and low has been considered from the industry peer set provided later in this section. The industry composite has been calculated as the

arithmetic average P/E of the industry peers set disclosed in this section. For further details "- Comparison of Accounting Ratios with listed industry peers" on page 136 of the RHP.

3. **Average Return on Net Worth ("RoNW")**

Financial Year	RoNW* (%)	Weight
March 31, 2021	3.17	1
March 31, 2022	2.04	2
March 31, 2023	3.14	3
Weighted Average**	2.78	
Nine months ended December 31, 2023*	3.35	-

\*Not annualised

Notes:

\*\*The weighted average is a product of RoNW and respective assigned weight dividing the resultant by total aggregate weight.

4. **Net Asset Value ("NAV") per Equity Share (face value of ₹10 each)**

Net Asset Value per Equity Share	(₹)
As at December 31, 2023	82.59
As at March 31, 2023	79.87
After the completion of the Offer	
- At the Floor Price	107.78
- At the Cap Price	109.07
Offer Price	●

Notes:

(i) Offer Price per Equity Share will be determined on conclusion of the Book Building Process.

(ii) Net asset value per Equity Share is the total equity divided by weighted average numbers of Equity Shares outstanding during the period/year (as adjusted for effect of bonus shares issued subsequent to March 31, 2023 and used in calculating basic earning per share in accordance with principles of Ind AS 33).

5. **Comparison of Accounting Ratios with listed industry peers**

Fiscal 2023	Standalone/ Consolidated	Face Value per equity share (₹)	EPS (₹)		NAV (per share) (₹)	P/E	RoNW (%)	Total Revenue (in ₹ millions)
			Basic	Diluted				
DEE Development Engineers Limited	Consolidated	10	2.45	2.45	79.87	NA	3.14%	6,143.20
<b>Listed peers</b>								
ISGEC Heavy Engineering Limited	Consolidated	1	26.72	26.72	325.32	42.40	8.59%	64,117.13

Notes:

(a) Financial Information for Company has been derived from the Restated Consolidated Summary Statements.

(b) All the financial information for listed industry peers mentioned above is on a consolidated basis (unless otherwise available only on standalone basis) and is sourced from the annual reports/annual results as available of the respective company for the year ended March 31, 2023 submitted to stock exchanges.

(c) Basic EPS is sourced from the audited consolidated financial results of the peer for the year ended March 31, 2023.

(d) Diluted EPS is sourced from the audited consolidated financial results of the peer for the year ended March 31, 2023.

(e) P/E Ratio has been computed based on the closing market price of equity shares on BSE on June 10, 2024, divided by the Diluted EPS.

The peer group above has been determined on the basis of listed public companies comparable in size to our Company or whose business portfolio is comparable with that of our business.

6. **The Offer Price is [●] times of the face value of the Equity Shares.**

The Offer Price of ₹[●] has been determined by our Company, in consultation with the BRLMs, on the basis of assessment of market demand from investors for Equity

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Shares through the Book Building Process, and is justified in view of the above qualitative and quantitative parameters. The trading price of the Equity Shares could decline, including due to the factors mentioned in “Risk Factors” on page 29, and you may lose all or part of your investments.

7. Key Performance Indicators (“KPIs”)

The following table highlights our key performance indicators of our financial performance that have a bearing on arriving at the basis for Offer Price and disclosed to our investors during the three years preceding to the date of the Red Herring Prospectus, as at the dates and for the period indicated:

As at/ For the year				
Particulars	Nine months period ended December 31, 2023	Fiscal 2023	Fiscal 2022	Fiscal 2021
(in ₹ million, except percentages and ratios)				
Revenue from operations	5,455.54	5,954.95	4,609.16	4,952.17
Revenue from operations Growth (y-o-y)	NA	29.20%	(6.93%)	NA
Total Income	5,578.62	6,143.20	4,708.39	5,130.26
EBITDA	679.44	691.76	646.07	536.84
EBITDA Margin (%)	12.45%	11.62%	14.02%	10.84%
Restated Profit Before Tax	190.30	203.72	132.94	89.49
Restated Profit Before Tax Margin (%)	3.49%	3.42%	2.88%	1.81%
Restated Profit for the period/ year	143.37	129.72	81.97	142.05
Restated Profit after tax Margin (%)	2.63%	2.18%	1.78%	2.87%
ROCE (%)	3.91%*	3.91%	3.99%	2.47%
RONW (%)	3.35%*	3.14%	2.04%	3.17%
Net Debt	3,710.58	3,198.28	2,600.86	2,246.77
Net Debt to Total Equity	0.85	0.75	0.63	0.49
Order Book	8,287.04	5,633.53	4,345.70	3,356.78

\*Not annualised.

\*As certified by VSD & Associates, Chartered Accountants, through their certificate dated June 11, 2024.

Explanation for the Key Performance Indicators:

KPI	Remarks/ Definition/ Assumption
Total Income	Total Income includes the total revenue from operations and other income which helps our Company to assess the scale of the business.
Basic EPS (₹)	Restated profit for the period/ year attributable to the equity shareholders of our Company/weighted average number of equity shares outstanding during the period/ year after considering bonus shares which has been issued subsequent to March 31, 2023 for all periods presented in accordance with Ind AS 33.
Diluted EPS (₹)	Restated profit for the period/ year attributable to equity shareholders of our Company/weighted average number of equity shares outstanding during the period/ year considered for deriving basic earnings per share and the weighted average number of Equity Shares which could have been issued on the conversion of all dilutive potential Equity Shares after considering bonus shares which has been issued subsequent to March 31, 2023 for all periods presented in accordance with Ind AS 33.
Total Income Growth (%)	Total Income Growth (%) represents year-on-year growth of our business operations in terms of revenue generated by us.
Revenue from operations	Revenue from operations is recognized when control of goods or services is transferred to the customer
EBIT	EBIT refers to the EBITDA as adjusted for depreciation and amortisation expenses.
EBITDA	EBITDA refers to restated profit for the period/year, as adjusted to exclude (i) other income, (ii) depreciation and amortization expenses, (iii) finance costs, (iv) total tax expense and (v) share of profit of a Jointly controlled entity.
EBITDA Margin (%)	EBITDA Margin refers to the percentage margin derived by dividing EBITDA by Revenue from operations
Restated Profit Before Tax (“PBT”)	PBT provides information regarding the profitability before taxes of our Company
Restated Profit Before Tax Margin (%)	“PBT margin” means profit before tax margin, which represents restated profit before tax as a percentage of revenue from operations.
Restated profit for the period/year	Profit for the period/year represents the profit / loss that we make for the financial period/year or during a given period. It provides information regarding the overall profitability of our business.
Restated Profit after tax Margin (%)	“PAT margin” means profit after tax margin, which represents restated profit for the period/year as a percentage of revenue from operations.
Return on Capital Employed (RoCE) (%)	RoCE” means return on capital employed, which represents EBIT (Earnings before Interest and Tax) during the relevant period/year as a percentage of capital employed. Capital employed is the total of all types of capital, other equity, total borrowings, total lease liabilities and deferred tax liabilities (net) less deferred tax assets (net) as of the end of the relevant period/year.
Return on Net Worth (RoNW) (%)	Return on Net Worth provides how efficiently our Company generates profits from shareholders’ funds. “RONW” means return on net-worth, return on net worth is the restated profit for the period/ year divided by the net worth. Net worth shall mean the aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account and debit or credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses. Net worth represents equity attributable to equity holders of the parent and does not include amount attributable to non-controlling interests.
Net Debt	Net Debt is a liquidity metric and it represents the absolute value of borrowings net of cash and cash equivalents, bank balances and other cash and cash equivalents and current investments in the Company.
Net Debt to Total Equity Ratio	Net Debt to total equity is calculated as net debt divided by total equity. Net Debt is calculated as total of non-current borrowings and current borrowings minus total of cash and cash equivalents and bank balances.
Order Book	Order Book is the value of all orders received for the piping division and heavy fabrication division which are yet to be executed as on March 31, 2021, March 31, 2022 and March 31, 2023 and for the nine months period ended December 31, 2023, as the case may be.

The key performance indicators set forth above, have been approved by the Audit Committee pursuant to its resolution dated June 11, 2024. Further, the Audit Committee has on June 11, 2024 taken on record that other than the key performance indicators set forth above, our Company has not disclosed any other such key performance indicators during the last three years preceding the date of the Red Herring Prospectus to its investors. Further, the aforementioned KPIs have been certified by VSD & Associates, Chartered Accountants, by their certificate dated June 11, 2024. For further details, see “Material Contracts and Documents for Inspection” on page 493 of the RHP.

Our Company shall continue to disclose the KPIs disclosed above, on a periodic basis, at least once in a year (or for any lesser period as determined by our Company), for a duration that is at least the later of (i) one year after the listing date or period specified by SEBI; or (ii) till the utilisation of the Net Proceeds. Any change in these KPIs, during the aforementioned period, will be explained by our Company. The ongoing KPIs will continue to be certified as required under the SEBI ICDR Regulations.

For further details of our other operating metrics, see “Our Business” and “Management’s Discussion and Analysis of Financial Condition and Results of Operations” on pages 204 and 376, respectively of the RHP.

8. Comparison of our key performance indicators with listed industry peers

The following tables provides a comparison of our KPI with our listed peers for the last three Fiscals, which have been determined on the basis of companies listed on the Indian stock exchanges of comparable size to our Company, operating in the same industry as our Company and whose business model is similar to our business model.

Particulars	DEE Development Engineers Limited				ISGEC Heavy Engineering Limited			
	FY21	FY22	FY23	Nine months ended December 31, 2023	FY21	FY22	FY23	Nine months ended December 31, 2023
(in ₹ million, except percentages and ratios)								
Operational KPI								
Order Book	3,356.78	4,345.70	5,633.53	8,287.04	61,970	73,220	83,210	85,840.00
Financial KPI								
Revenue from operations	4,952.17	4,609.16	5,954.95	5,455.54	54,255.67	54,993.43	63,990.39	43,513.80
Revenue from operations Growth (y-o-y)	NA**	(6.93%)	29.20%	NA**	NA	1.40%	16.40%	(0.11)%
Total Income	5,130.26	4,708.39	6,143.20	5,578.62	54,773.33	55,125.78	64,117.13	43,732.70
Total Income Growth (y-o-y)	NA	(8.20%)	30.50%	NA**	NA	0.60%	16.30%	0.23%
EBITDA	536.84	646.07	691.76	679.44	4,549.66	3,113.58	4,546.03	3,604.60
EBITDA Margin (%)	10.84%	14.02%	11.62%	12.45%	8.39%	5.66%	7.10%	8.28%
Restated Profit before tax	89.49	132.94	203.72	190.30	3,558.13	1,581.00	2,900.30	2,517.40
Restated Profit before tax margin (%)	1.81%	2.88%	3.42%	3.49%	6.56%	2.87%	4.53%	5.79%
Restated Profit for the period/ year	142.05	81.97	129.72	143.37	2,530.72	1,149.85	2,055.41	1,828.10
Restated Profit after tax margin (%)	2.87%	1.78%	2.18%	2.63%	4.66%	2.09%	3.21%	4.20%
ROCE (%)	2.47%	3.99%	3.91%	3.91%*	11.73%	6.11%	9.66%	NA***
RONW (%)	3.17%	2.04%	3.14%	3.35%*	12.60%	5.44%	8.96%	NA***
Net Debt	2,246.77	2,600.86	3,198.28	3,710.58	7,009.86	10,685.86	9,898.89	NA***
Net Debt to Total Equity	0.49	0.63	0.75	0.85	0.35	0.50	0.43	NA***

\*Not annualised.

\*\*This data cannot be calculated since comparative period of nine month information is not available.

\*\*\*This data cannot be calculated as full information regarding net worth is not available on the stock exchanges.

Notes:

For the industry peer, the net worth for nine months ended December 31, 2023 is based on their financial statements submitted to the stock exchanges.

All the financial information for listed industry peer mentioned above is on audited consolidated basis, and sourced from the annual audited financials of the respective company for the year ended March 31, 2023, March 31, 2022 and March 31, 2021 and information for the nine months period ended December 31, 2023 is sourced from the unaudited financial results as declared to stock exchange/hosted on website by the listed peer.

All the financial information for our Company mentioned above is on a consolidated basis.

9. Past transfer(s)/ allotment(s)

Our Company confirms that there has been no:

- primary/new issue of shares (Equity Shares/convertible securities), excluding grants of any options and issuance of bonus shares, equal to or more than 5% of the fully diluted paid-up share capital of our Company (calculated on the pre-issue capital before such transaction and excluding employee stock options granted but not vested), in a single transaction or multiple transactions (combined together over a span of rolling 30 days) during 18 months preceding the date of filing of the Red Herring Prospectus, in a single transaction or multiple transactions combined together over a span of rolling 30 days; and
- secondary sale/acquisition of shares (Equity Share/convertible securities) by Promoters, Promoter Group entities, Shareholders having the right to nominate directors to the Board, excluding gifts, where either acquisition or sale is equal to or more than 5% of the fully diluted paid-up share capital of our Company (calculated on the pre-issue capital before such transaction and excluding employee stock options granted but not vested), in a single transaction or multiple transactions (combined together over a span of rolling 30 days) during 18 months preceding the date of filing of the Red Herring Prospectus, in a single transaction or multiple transactions combined together over a span of rolling 30 days.

Since there are no such transactions to report to under (a) and (b), the following are the details of the last five secondary transactions (where Promoters or members of the Promoter Group, are a party to the transaction), not older than three years prior to the date of filing of the Red Herring Prospectus irrespective of the size of transactions:

S. No.	Name of Allottee	No. of Equity Shares allotted	Face value per equity share (in ₹)	Offer price per Equity Share (in ₹)	Nature of allotment	Nature of consideration	Total Consideration
1.	Shruti Aggarwal	10	10	450.00	Transfer	Cash	4,500
2.	DEE Group Trust	100	10	500.00	Transfer	Cash	50,000
3.	DDE Piping Components Private Limited	12,744	10	99.00	Transfer	Cash	1,261,656

\*The transactions do not include transmission of shares.

10. The Floor Price and Cap Price vis-à-vis Weighted Average Cost of Acquisition based on past allotment(s)/ secondary transaction(s)

Floor Price and Cap Price as compared to the weighted average cost of acquisition of Equity Shares based on primary/ secondary transaction(s), as disclosed in paragraph 9 above, are set out below:

Past allotment/ secondary transactions**	Weighted average cost of acquisition (in ₹)	Floor Price (i.e., ₹ 193)*	Cap Price (i.e., ₹ 203)*
Weighted average cost of acquisition of primary transactions in last three years	NA	NA	NA
Weighted average cost of acquisition of secondary transactions in last three years*	102.39	1.88 times	1.98 times

\*Secondary transactions where Promoters, Promoter Group entities are a party to the transaction.

\*\*Transmission and bonus issue have not been considered for the calculation of weighted average cost of acquisition.

\*To be included at the Prospectus stage.

Explanation for Offer Price/ Cap Price

Set forth below is an explanation for the Offer Price/ Cap Price being (i) 1.98 times of secondary transactions in last three years; along with our Company’s KPIs and financial ratios for Fiscal 2021, Fiscal 2022, Fiscal 2023 and for the nine months period ended December 31, 2023, and in view of the external factors which may have influenced the pricing of the Offer:

- Leading player in process piping solutions industry in India, industry has high entry barriers due to, among others, requirement of skilled labour with complex manufacturing technology, high capital investment and the presence of robust design and execution capability.
- We are currently ranked as one of the leading process pipe solution providers in the world, in terms of technical capability to address complex process piping requirement arising from multiple industrial segments.
- We have a balanced mix of domestic and overseas customers including certain Fortune 500 companies in India and various multinational corporations.
- Our business footprint spans across geographies. As of December 31, 2023, we served customers across 27 countries.
- Strong focus on automation and process excellence with an experienced engineering team to drive operational efficiencies


The Offer Price will be [●] times of the face value of the Equity Shares

The Offer Price of ₹ [●] has been determined by our Company, in consultation with the BRLMs, on the basis of assessment of market demand from investors for Equity Shares through the Book Building Process and is justified in view of the above qualitative and quantitative parameters. Investors should read the above information along with “Risk Factors”, “Our Business”, “Restated Consolidated Summary Statements” and “Management’s Discussion and Analysis of Financial Conditions and Results of Operations” on pages 29, 204, 294 and 376 of the RHP. The trading price of the Equity Shares could decline due to the factors mentioned in “Risk Factors” or any other factors that may arise in the future and you may lose all or part of your investments.

For details, please see “BASIS FOR OFFER PRICE” on page 135 of the RHP.

THE EQUITY SHARES OF OUR COMPANY WILL GET LISTED ON MAIN BOARD PLATFORM OF BSE AND NSE.

ASBA<sup>#</sup>

UNIFIED PAYMENTS INTERFACE

Simple, Safe, Smart way of Application!!!

\*Applications Supported by Blocked Amount (“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. Mandatory in public issues.No cheque will be accepted.

UPI-Now available in ASBA for all individual investors applying in public issues where the application amount is up to ₹500,000, applying through Registered Brokers, Syndicate, CDPs & RTAs. Retail Individual Bidders and Non-Institutional Bidders also have the option to submit the application directly to the ASBA Bank (SCSBs) or to use the facility of linked online trading, demat and bank account. Investors are required to ensure that the bank account used for bidding is linked to their PAN. Bidders must ensure that their PAN is linked with Aadhaar and are in compliance with CBDT notification dated February 13, 2020 and read with press release dated September 17, 2021 and CBDT circular no. 7 of 2022, dated March 30, 2022, read with press release dated March 28, 2023.

ASBA has to be availed by all the investors except Anchor Investors. UPI may be availed by UPI Bidders. For details on the ASBA and UPI process, please refer to the details given in the Bid Cum Application Form and abridged prospectus and also please refer to the section “Offer Procedure” on page 457 of the RHP. The process is also available on the website of Association of Investment Bankers of India (“AIBI”) and Stock Exchanges and in the General Information Document. The Bid Cum Application Form and the Abridged Prospectus can be downloaded from the websites of BSE Limited (“BSE”) and National Stock Exchange of India Limited (“NSE”), and together with BSE, the “Stock Exchanges” and can be obtained from the list of banks that is displayed on the website of SEBI at [www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmlId=35](http://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmlId=35) and <https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmlId=43>, respectively as updated from time to time. For the list of UPI apps and banks live on IPO, please refer to the link: [www.sebi.gov.in](http://www.sebi.gov.in). UPI Bidders Bidding using the UPI Mechanism may apply through the SCSBs and mobile applications whose names appear on the website of SEBI, as updated from time to time. ICICI Bank Limited and Axis Bank have been appointed as the Sponsor Banks for the Offer, in accordance with the requirements of SEBI circular dated November 1, 2018 as amended. For Offer related queries, please contact the Book Running Lead Managers (“BRLMs”) on its email ID as mentioned below. For UPI related queries, investors can contact NPCI at the toll free number: 18001201740 and mail Id: [ipo.upi@npci.org.in](mailto:ipo.upi@npci.org.in).

In case of any revision in the Price Band, the Bid/ Offer Period shall be extended for at least three additional Working Days after such revision of the Price Band, subject to the total Bid/Offer Period not exceeding 10 Working Days. In cases of force majeure, banking strike or similar unforeseen circumstances, our Company and the Selling Shareholder, in consultation with the BRLMs, for reasons to be recorded in writing, extend the Bid / Offer Period for a minimum of one Working Day, subject to the Bid/ Offer Period not exceeding 10 Working Days. Any revision in the Price Band, and the revised Bid/ Offer Period, if applicable, shall be widely disseminated by notification to the Stock Exchanges by issuing a public notice and also by indicating the change on the respective websites of the BRLMs and at the terminals of the members of the Syndicate and by intimation to Designated Intermediaries and Sponsor Bank(s), as applicable.

The Offer is being made in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957, as amended (the “SCRR”), read with Regulation 31 of the SEBI ICDR Regulations. The Offer is being made in accordance with Regulation 6(1) of the SEBI ICDR Regulations, through the Book Building Process wherein not more than 50% of the Net Offer shall be available for allocation on a proportionate basis to Qualified Institutional Buyers (“QIBs”) (such portion referred to as “QIB Portion”), provided that our Company, in consultation with the BRLMs may allocate up to 60% of the QIB Portion to Anchor Investors on a discretionary basis in accordance with the SEBI ICDR Regulations (the “Anchor Investor Portion”), out of which one-third shall be reserved for domestic Mutual Funds only, subject to valid Bids being received from domestic Mutual Funds at or above the price at which allocation is made to Anchor Investors (“Anchor Investor Allocation Price”), in accordance with the SEBI ICDR Regulations. In the event of under-subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares shall be added to the QIB Portion (excluding the Anchor Investor Portion) (the “Net QIB Portion”). Further, 5% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIB Bidders (other than Anchor Investors), including Mutual Funds, subject to valid Bids being received at or above the Offer Price. However, if the aggregate demand from Mutual Funds is less than 5% of the Net QIB Portion, the balance Equity Shares available for allocation in the Mutual Fund Portion will be added to the remaining Net QIB Portion for proportionate allocation to all QIBs. Further, not less than 15% of the Net Offer shall be available for allocation on a proportionate basis to Non-Institutional Investors out of which (a) one-third of such portion shall be reserved for applicants with application size of more than ₹0.20 million and up to ₹1.00 million; and (b) two third of such portion shall be reserved for applicants with application size of more than ₹1.00 million, provided that the unsubscribed portion in either of such sub-categories may be allocated to applicants in the other sub-category of Non-Institutional Investors and not less than 35% of the Net Offer shall be available for allocation to Retail Individual Investors in accordance with the SEBI ICDR Regulations, subject to valid Bids being received at or above the Offer Price. Further, Equity Shares will be allotted on a proportionate basis to Eligible Employees applying under the Employee Reservation Portion, subject to valid Bids received from them at or above the Offer Price (net of Employee Discount, if any). All potential Bidders (except Anchor Investors) are required to mandatorily use the Application Supported by Blocked Amount (“ASBA”) process providing details of their respective ASBA accounts, and UPI ID in case of UPI Bidders, if applicable, in which the corresponding Bid Amounts will be blocked by the SCSBs or by the Sponsor Bank(s) under the UPI Mechanism, as applicable, to the extent of the respective Bid Amounts. Anchor Investors are not permitted to participate in the Offer through the ASBA process. For further details, see “Offer Procedure” on page 457 of the RHP.

Bidders/ Applicants should ensure that DP ID, PAN, Client ID and UPI ID (for UPI Bidders using the UPI Mechanism) are correctly filled in the Bid cum Application Form. The DP ID, PAN and Client ID provided in the Bid cum Application Form should match with the DP ID, PAN, Client ID available in the Depository database, otherwise, the Bid cum Application Form is liable to be rejected. Bidders/ Applicants should ensure that the beneficiary account provided in the Bid cum Application Form is active. Bidders/ Applicants should note that on the basis of the PAN, DP ID, Client ID and UPI ID (for UPI Bidders using the UPI Mechanism) as provided in the Bid cum Application Form, the Bidder/Applicant may be deemed to have authorised the Depositories to provide to the Registrar to the Offer, any requested Demographic Details of the Bidder/Applicant as available on the records of the depositories. These Demographic Details may be used, among other things, for giving Allotment Advice or unblocking of ASBA Account or for other correspondence(s) related to the Offer. Bidders/ 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 Bidders/ Applicants’ sole risk. Investors must ensure that their PAN is linked with Aadhaar and

are in compliance with Central Board of Direct Taxes notification dated February 13, 2020 and press release dated June 25, 2021 and September 17, 2021 and CBDT circular no. 7 of 2022, dated March 30, 2022, read with press release dated March 28, 2023.

CONTENTS OF THE MEMORANDUM OF ASSOCIATION OF THE COMPANY AS REGARDS ITS OBJECTS: For information on the main objects of the Company, please see the section “History and Certain Corporate Matters” on page 248 of the RHP. The Memorandum of Association of the Company is a material document for inspection in relation to the Offer. For further details, please see the section titled “Material Contracts and Documents for Inspection” on page 493 of the RHP.

LIABILITY OF THE MEMBERS OF THE COMPANY: Limited by shares.

AMOUNT OF SHARE CAPITAL OF THE COMPANY AND CAPITAL STRUCTURE: As on the date of the RHP, the authorised share capital of the Company is ₹ 850,000,000 divided into 78,750,000 Equity Shares of ₹ 10 each and 6,250,000 Preference Share of ₹ 10 each. For details, please see the section titled “Capital Structure” beginning on page 108 of the RHP.

NAMES OF SIGNATORIES TO THE MEMORANDUM OF ASSOCIATION OF THE COMPANY AND THE NUMBER OF EQUITY SHARES SUBSCRIBED BY THEM: The initial signatories to the Memorandum of Association are Krishan Lalit Bansal, Dalip Singh Sidhu and Lajwant Rai who subscribed to 10 Equity Shares each bearing face value of ₹10. For details of the share capital history and capital structure of our Company, please see the section entitled “Capital Structure” beginning on page 108 of the RHP.

LISTING: The Equity Shares offered through the Red Herring Prospectus are proposed to be listed on the Stock Exchanges. Our Company has received in-principle approvals from BSE and NSE for listing of the Equity Shares pursuant to their letters dated January 19, 2024 and January 18, 2024, respectively. For the purposes of the Offer, NSE shall be the Designated Stock Exchange. A signed copy of the Red Herring Prospectus and the Prospectus shall be filed with the RoC in accordance with Section 26(4) and 32 of the Companies Act, 2013. For details of the material contracts and documents available for inspection from the date of the Red Herring Prospectus up to the Bid/Offer Closing Date, see “Material Contracts and Documents for Inspection” on page 493 of the RHP.

DISCLAIMER CLAUSE OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (“SEBI”): SEBI only gives its observations on the Offer documents and the does not constitute approval of either the Offer or the specified securities or the Offer document. The investors are advised to refer to page 437 of the RHP for the full text of the disclaimer clause of SEBI.

DISCLAIMER CLAUSE OF NSE (DESIGNATED STOCK EXCHANGE): It is to be distinctly understood that the permission given by NSE should not in any way be deemed or construed that the Offer 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 page 439 of the RHP for the full text of the disclaimer clause of NSE.




DISCLAIMER CLAUSE OF BSE: It is to be distinctly understood that the permission given by BSE should not in any way be deemed or construed that the RHP has been cleared or approved by BSE nor does it certify the correctness or completeness of any of the contents of the RHP. The investors are advised to refer to page 439 of the RHP for the full text of the disclaimer clause of BSE.

GENERAL RISKS: Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Offer unless they can afford to take the risk of losing their entire investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Offer. For taking an investment decision, investors must rely on their own examination of our Company and the Offer, including the risks involved. The Equity Shares have not been recommended or approved by the SEBI, nor does SEBI guarantee the accuracy or adequacy of the contents of the Red Herring Prospectus. Specific attention of the investors is invited to “Risk Factors” on page 29 of the RHP.

Continued on next page...



...continued from previous page.

BOOK RUNNING LEAD MANAGERS		REGISTRAR TO THE OFFER	COMPANY SECRETARY AND COMPLIANCE OFFICER
 <b>SBICAPS</b> <small>Securities Brokerage &amp; Investment Solutions</small>	 <b>equirus</b>	 <b>LINKIntime</b>	Ranjan Kumar Sarangi Company Secretary and Compliance Officer Tel: +91 1275 248345
<b>SBI Capital Markets Limited</b> 1501, 15 <sup>th</sup> Floor, A & B Wing, Parinee Crescendo, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051, Maharashtra, India Tel.: +91 22 4006 9807, E-mail : dde.ipo@sbicaps.com Website: www.sbicaps.com Investor grievance e-mail: investor.relations@sbicaps.com Contact Person: Janardhan Wagle/ Krihika Shetty SEBI Registration Number: INM000003531	<b>Equirus Capital Private Limited</b> 12th Floor, C Wing, Marathon Futurex, N.M. Joshi Marg, Lower Parel, Mumbai – 400013, Maharashtra, India Tel.: +91 22 4332 0732, E-mail: dde.ipo@equirus.com Website: www.equirus.com Investor grievance e-mail: investorsgrievance@equirus.com Contact person: Ankesh Jain/Jenny Bagrecha SEBI Registration Number: INM000011286	<b>Link Intime India Private Limited</b> C 101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikhroli (West) Maharashtra, India 400083 Tel: +91-8108114949, E-mail: dde.ipo@linkintime.co.in Website: www.linkintime.co.in Investor grievance e-mail: dde.ipo@linkintime.co.in Contact person: Shanti Gopalkrishnan SEBI Registration No.: INR000004058	Investors may contact the Company Secretary and Compliance Officer or the Registrar to the Offer in case of any pre-Offer or post-Offer related grievances including non-receipt of letters of Allotment, non-credit of Allotted Equity Shares in the respective beneficiary account, non-receipt of refund orders or non-receipt of funds by electronic mode, etc. For all Offer related queries and for redressal of complaints, Investors may also write to the BRLM.

**Availability of the RHP:** Investors are advised to refer to the RHP and the "Risk Factors" beginning on page 29 of the RHP, before applying in the Offer. A copy of the RHP is available on website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in) and is available on the websites of the the Company at [www.deepiping.com](http://www.deepiping.com) and BRLMs, i.e. SBI Capital Markets Limited at [www.sbicaps.com](http://www.sbicaps.com) and Equirus Capital Private Limited at [www.equirus.com](http://www.equirus.com), respectively and on the websites of BSE and NSE at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com), respectively.

**Availability of the Abridged Prospectus:** A copy of the abridged prospectus shall be available on the website of the Company, the BRLMs and the Registrar to the Offer at [www.deepiping.com](http://www.deepiping.com), [www.sbicaps.com](http://www.sbicaps.com) and [www.equirus.com](http://www.equirus.com) and [www.linkintime.co.in](http://www.linkintime.co.in)

**Availability of Bid-cum-Application Forms:** Bid-cum-Application Forms can be obtained from the Registered Office of the Company **DEE Development Engineers Limited**, Tel: +91 1275 248345 the BRLMs: **SBI Capital Markets Limited** Tel: +91 22 4006 9807 and **Equirus Capital Private Limited** Tel: +91 22 4332 0732 at the select locations of the Sub-Syndicate Members (as given below), SCSBs, Registered Brokers, RTAs and CDPs participating in the Offer. ASBA Forms will also be available on the websites of BSE and NSE and the Designated Branches of SCSBs, the list of which is available at websites of the Stock Exchanges and SEBI.

**Syndicate member:** SBICAP Securities Limited, Investec Capital Services (India) Private Limited and Equirus Securities Private Limited.

**Sub-syndicate members:** Almondz Global Securities Limited, Anand Rathil Share & Stock Brokers Limited, Anand Rathil Wealth, Asit C. Mehta Investment Intermediates Limited, Axis Capital Limited, Bonanza Portfolio Limited, Centrum Broking Limited, HDFC Securities Limited, IICI Securities Limited, IIFL Securities Limited, JM Financial Services Limited, Keynote Capitals Limited, KJM Capital Market Services Limited, Kotak Securities Limited, LKP Securities Limited, Motilal Oswal Financial Services Limited, Nuvama Wealth and Investment Limited (Edelweiss Broking Limited), Prabhudas Lilladher Pvt Ltd., Pravin Ratilal Share & Stock Brokers Limited, RR Equity Brokers Private Limited, Sharekhan Limited, SMC Global Securities Limited and Yes Securities (India) Limited.

**Banker(s) to the Offer**

**Escrow Collection Bank, Refund Bank and Sponsor Bank:** ICICI Bank Limited.

**Public Offer Account Bank and Sponsor Bank:** Axis Bank Limited.

**UPI:** UPI Bidders can also bid through UPI Mechanism.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the RHP.

For on behalf of DEE Development Engineers Limited

Sd/-

Ranjan Kumar Sarangi

Company Secretary and Compliance Officer

Place: Palwal, Haryana

Date: June 11, 2024

DEE Development Engineers Limited is proposing, subject to, receipt of requisite approvals, market conditions and other considerations, to undertake an initial public offer of its Equity Shares and has filed the DRHP dated September 28, 2023 read with addendum dated January 08, 2024 with SEBI on September 28, 2023 and the RHP dated June 11, 2024 with the RoC. The RHP is available on the website of the Company at [www.deepiping.com](http://www.deepiping.com), SEBI at [www.sebi.gov.in](http://www.sebi.gov.in), as well as on the websites of the BRLMs, i.e. [www.sbicaps.com](http://www.sbicaps.com) and [www.equirus.com](http://www.equirus.com) and the websites of National Stock Exchange of India Limited and BSE Limited at [www.nseindia.com](http://www.nseindia.com) and [www.bseindia.com](http://www.bseindia.com), respectively. Any potential investor should note that investment in equity shares involves a high degree of risk and for details relating to such risk, please see "Risk Factors" of the RHP, on page 29. Potential investors should not rely on the DRHP for making any investment decision but can only rely on the information included in the Red Herring Prospectus. The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended ("U.S. Securities Act") or any state securities laws in the United States, and unless so registered, and may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable U. S. state securities laws. Accordingly, the Equity Shares are being offered and sold only outside the United States in "offshore transactions" as defined in and in compliance with Regulation S under the U.S. Securities Act and the applicable laws of the jurisdiction where those offers and sales are made.

Adfactors



**सेन्ट्रल बैंक ऑफ इंडिया**  
**Central Bank of India**

1911 में आपका लिए "केन्द्रित" "CENTRAL" TO YOU SINCE 1911

**BRANCH OFFICE: KALKAJI, 59/2, BLOCK-K, KALKAJI, NEW DELHI-110019**

**POSSESSION NOTICE (For Immovable Property)**  
**[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]**

Whereas, the undersigned being the Authorized Officer of the **Central Bank of India, Block-K, Kalkaji Branch, New Delhi**, under the Securitization 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 a Demand Notice dated **18/03/2024**, Calling upon the **Borrower (OD Cent Mortgage A/c. No.3198587001 and Cent Trade OD - M/s Ayush International A/c. 3153028758, FITL Covid TL A/c No.5136682335) (1) Mr. Munna Kumar Singh S/o Late Sh. Bharat Singh, At.1. Commercial Property bearing No.983/9, Gali No.9, Ground Floor Right Hand Side Govindpuri, Kalkaji, New Delhi 2. 1324/8, 1st Floor, Gali No.8, Area measuring 60 Square Yards, Govindpuri, Kalkaji, New Delhi-110019. (2) Mrs. Pratibha Singh, W/o Mr. Munna Kumar Singh, At.1. Commercial Property bearing No.983/9, Gali No.9, Ground Floor Right Hand Side Govindpuri, Kalkaji, New Delhi 2. 1324/8, 1st Floor, Gali No.8, Area measuring 60 Square Yards, Govindpuri, Kalkaji, New Delhi-110019. and (3) M/s Ayush International Prop. Mr. Munna Kumar Singh, At.1. Commercial Property bearing No.983/9, Gali No.9, Ground Floor Right Hand Side Govindpuri, Kalkaji, New Delhi 2. 1324/8, 2nd Floor, Gali No.8, Area measuring 60 Square Yards, Govindpuri, Kalkaji, New Delhi-110019, to repay the amount mentioned in the notice being **Rs.42,00,292.00 (Rupees Forty Two Lakhs Two Hundred Ninety Two Only) along with accrued interest 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 sub-section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) rules, 2002 on this 11<sup>th</sup> Day of June 2024.****

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of **Central Bank of India, Block-K, Kalkaji Branch, New Delhi**, for an amount of **Rs.42,00,292.00 (Rupees Forty Two Lakhs Two Hundred Ninety Two Only)** plus interest there upon from 18.03.2024. **The borrower's attention is invited to provisions of sub-section (8) of the Section (13) of the SARFAESI Act, in respect of time available, to redeem the secured assets.**

**DESCRIPTION OF SECURED ASSETS**  
**Owner of Property: Mrs. Pratibha Singh**  
**(1) Property No.1324/8, 1st Floor, Gali No.8, Area Measuring 60 Square Yards, Govindpuri, Kalkaji, New Delhi-110019.**  
**Boundaries of Property No.1324/8**  
**North:** Property No.1325 **South:** Balance Portion  
**East:** Gali **West:** Other Property  
**Owner of Property: Mrs. Pratibha Singh**  
**(2) Property No.1324/8, 2nd Floor, Gali No.8, Area Measuring 60 Square Yards, Govindpuri, Kalkaji, New Delhi-110019.**  
**Boundaries of Property No.1324/8 2<sup>nd</sup> Floor**  
**North:** Property No.1325 **South:** Balance Portion  
**East:** Gali **West:** Other Property  
**Owner of Property: Mr. Munna Kumar Singh**  
**(3) Commercial Property Bearing No.983/9 Gali No.9, Area 675 Sq.ft., Ground Floor, Govindpuri, Kalkaji, New Delhi-110019.**  
**Boundaries of Property No.983/9**  
**North:** Other Property/Gali No.8 **South:** Ready/Entry  
**East:** Plot No.984 **West:** Rest part of Property  
**DATE: 11/06/2024 (Authorised Officer)**  
**PLACE: NEW DELHI Central Bank of India**

**Owner of Property: Mrs. Pratibha Singh**  
**(1) Property No.1324/8, 1st Floor, Gali No.8, Area Measuring 60 Square Yards, Govindpuri, Kalkaji, New Delhi-110019.**  
**Boundaries of Property No.1324/8**  
**North:** Property No.1325 **South:** Balance Portion  
**East:** Gali **West:** Other Property  
**Owner of Property: Mrs. Pratibha Singh**  
**(2) Property No.1324/8, 2nd Floor, Gali No.8, Area Measuring 60 Square Yards, Govindpuri, Kalkaji, New Delhi-110019.**  
**Boundaries of Property No.1324/8 2<sup>nd</sup> Floor**  
**North:** Property No.1325 **South:** Balance Portion  
**East:** Gali **West:** Other Property  
**Owner of Property: Mr. Munna Kumar Singh**  
**(3) Commercial Property Bearing No.983/9 Gali No.9, Area 675 Sq.ft., Ground Floor, Govindpuri, Kalkaji, New Delhi-110019.**  
**Boundaries of Property No.983/9**  
**North:** Other Property/Gali No.8 **South:** Ready/Entry  
**East:** Plot No.984 **West:** Rest part of Property  
**DATE: 11/06/2024 (Authorised Officer)**  
**PLACE: NEW DELHI Central Bank of India**

## "IMPORTANT"

Whilst care is taken prior to acceptance of advertising copy, it is not possible to verify its contents. The Indian Express (P) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of transactions with companies, associations or individuals advertising in its newspapers or Publications. We therefore recommend that readers make necessary inquiries before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in any manner whatsoever.



**INDIA SHELTER FINANCE CORPORATION LTD.**  
Registered Office: Plot-15/6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002.  
Branch Office: B-3/16, DEEKAY TOWER, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010

**PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY**  
**[UNDER RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]**  
Notice For Sale Of Immovable Property's Mortgaged With India Shelter Finance Corporation (Isfc) (secured Creditor) Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002  
Notice is hereby given to the public in general and in particular to the borrower(s), co borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable property's mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (secured creditor), will be sold on 28-June-2024 on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 27-June-2024 till 5 PM at Branch/Corporate Office: B-3/16, DEEKAY TOWER, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Legal Heir(s)/ Legal Rep.	Date Of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
CHL100005562/ AP-0837502	MR./ MRS. Sapna Singh, MR./ MRS. SANJO SINGH	Demand Notice Date - 21.10.2021. Rs. 432363.32/- (Rupees Four Lac Thirty Two Thousand Three Hundred Sixty Three and Thirty Two Paise) due as on 31.12.2021 Together With Interest From 01.11.2021 And Other Charges And Cost Till The Date Of The Payment	SYMBOLIC POSSESSION	Rs.5,00,000/- (Rupees Five Lakh Only)	Rs.50,000/- (Rupees Fifty Thousand Only)

**Description Of Property:** ALL THAT PIECE AND PARCEL OF PROPERTY BEARING PLOT NO 128 KH NO 5125 MIN GRAM BANTHARA, SIKANDARPUR PARGANA BUNAUR, TEH SAROJANI NAGAR LUCKNOW UP 226023, EAST : HOUSE NO. 189, WEST : 20 FT. WIDE ROAD, NORTH : HOUSE NO. 127, SOUTH : HOUSE NO. 129.

#### Terms and conditions:

- 1) The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: B-3/16, DEEKAY TOWER, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010 between 10.00 a.m. to 5.00 p.m. on any working day.
- 2) The immovable property shall not be sold below the Reserve Price.
- 3) All the bids/ lenders submitted for the purchase of the above property shall be accompanied by Earnest Money as mentioned above. EMD amount favouring India Shelter Finance Corporation Limited. The EMD amount will be returned to the unsuccessful bidder after auction.
- 4) The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be the discretion of the Authorized Officer to decline/ acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable to do so. 5) The prospective bidders can inspect the property on 25/06/2024 between 11.00 A.M and 5.00 P.M with prior appointment.
- 6) The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorized Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty.
- 7) In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day.
- 8) In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including EMD shall stand forfeited by India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property.
- 9) The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective department/ offices. The Company does not undertake any responsibility of payment of any dues on the property.
- 10) TDS @ 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company.
- 11) Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.
- 12) The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- 13) The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the lender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.
- 14) Interested bidders may contact Mr. Sudhir Tomar at Mob. No. +91 98184 60101 during office hours (10.00AM to 6.00 PM).

#### 15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above mentioned Borrowers/Mortgagors/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.  
Date: 12.06.2024  
Place: LUCKNOW  
For India Shelter Finance Corporation Ltd Authorized officer.  
Mr. Sudhir Tomar at Mob. No. +91 98184 60101



**PUNJAB & SIND BANK**  
(A Govt. of India Undertaking)

**BRANCH OFFICE :**  
**CIRCULAR ROAD ABOHAR- 152116**

### DEMAND NOTICE

**NOTICE UNDER SECTION 13(2) OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.**

Notice is hereby given that the following borrower has defaulted in the repayment of credit facilities obtained by them from the bank and said facilities have turned NPA. The notice under section 13(2) of the Securitisation of Financial Assets and Enforcement of Security Interest Act, 2002 were issued to the borrower/guarantors on their last known address by the registered post. However the notices have been returned unserved & the authorised officer has reasons to believe that the borrower/guarantors are avoiding the service of notice as such they are hereby informed by way of public notice about the same.

Name of Borrower(s)/ /Guarantor(s)	Description of the Immovable Property	Date of NPA	Date of Demand Notice	Amount Outstanding
1. <b>M/s Gagan Car Bazar Prop. Gurdeep Singh S/o Harnam Singh (Borrower), Street No. 14, Sunder Nagri, Abohar, Distt. Fazilka . 2. Mr. Gurdeep Singh S/o Harnam Singh (Proprietor), Street No. 14, Sunder Nagri, Abohar, Distt. Fazilka. 3. Ms. Gurinder Kaur W/o Gurdeep Singh (Borrower/Mortgagor), Street No. 14, Sunder Nagri, Abohar, Distt. Fazilka. 4. Mr. Mohinder Singh S/o Bhagwan Singh (Guarantor), Street No. 2, Model Town, Abohar, Distt. Fazilka.</b>	(a) Measuring 24' x 30' = 720 Sq. feet Khasra No. 1596 (22-11) Khewat No. 3891 Khatoni No. 5028, Situated within the revenue Estate Abohar -II, Tehsil Abohar as per jamabandi for the year 2010-2011 belonging to addressee No.3. (b) Measuring 7 marla rectangle/ murabba No. 287 kila No. 1/2 (6-1) Khewat No. 4198 Khatoni No. 6156, Situated in Abohar - II as per Exchange deed bearing vasika No.3118 dated 11.12.2003, Situated at Gobindgarh Road, Baba Deep Singh Nagar, Abohar, Tehsil Abohar, Distt. Fazilka belonging to addressee No.3.	29.05.2024	31.05.2024	Rs. 9,64,307.78 (Rs. Nine Lakhs Sixty Four Thousand Three Hundred Eighty One and Paise Ninety Five Only) inclusive of interest upto 31.05.2024 plus interest and other expenses w.e.f. 01.06.2024.

- 1) Immovable property i.e. [29.05.2024] [31.05.2024] Rs. 9,64,307.78 (Rs. Nine Lakhs Sixty Four Thousand Three Hundred Eighty One and Paise Ninety Five Only) as on 31.05.2024 plus further interest and other Charges expenses w.e.f. 01.06.2024.
- 2) Immovable property i.e. Measuring 15 marla being 30/210 share of total area measuring 5 marlas and 05 marlas comprised in Murabba no 289, kila no 16(5-5), khewat No. 3887 khatani no 4981 as per jamabandi Model School, Malout Road within revenue Estate of Abohar - II belonging to addressee No.1 as per sale deed no 3081 dated 20.11.2014 & sale deed no 3339 dated 09.12.2014 registered with the office of sub registrar Abohar. Bounded as under : **North** : Street, **West** : P/o Harpal Singh, **East**: P/o Mister DP, **South** : P/s Gurdeep Singh.
- 3) Immovable property i.e. Measuring 15 marla being 30/210 share of total area measuring 5 marlas and 05 marlas comprised in Murabba no 289, kila no 16(5-5), khewat No. 3887 khatani no 4981 as per jamabandi Model School, Malout Road within revenue Estate of Abohar - II belonging to addressee No.1 as per sale deed no 3081 dated 20.11.2014 & sale deed no 3339 dated 09.12.2014 registered with the office of sub registrar Abohar. Bounded as under : **North** : Self and Harpal, **West** : Self and Harpal Singh, **East**: P/o Dipi Singh, **South**: Malout Road.

The above borrower/guarantors are advised to pay the amount mentioned in the notice within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days as per provisions of the Securitisation of financial Assets and enforcement of security interest Act, 2002. Moreover the borrower/ guarantors are hereby restrained from dealing with any of the above secured assets mentioned above in any manner whatsoever without our prior consent. This is without prejudice to any rights available to us under the subject act and/or any other law in force.  
Dated : 11.06.2024  
Place: Abohar  
Authorized Officer



Retail Asset Centre: 1st Floor, G-4/5, B, Sector-4, Gomti Nagar Extension Lucknow, UP 226010.  
Registered Office: "Tripathi"- 3rd Floor, Opp. Samarsheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad-380006.

Whereas the undersigned being the Authorized Officer of **AXIS BANK LTD.**, under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule-9 of the Security Interest (Enforcement) Rules, 2002 issued Demand notice under section 13(2) of the said Act. The borrower's mentioned herein below having failed to repay the amount, notice is hereby given to the borrower's mentioned here in above in particular and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers confer on him under section 13(4) of the said Act read with the rule 8 of the said Rules. The borrower's mentioned here in above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the mortgage of **AXIS BANK LTD.** for an amount together with further interest incidental expenses, costs, charges, etc. on the amount mentioned against each amount herein below. The Borrower(s)/Co-Borrower (s)/Mortgagor(s)/Guarantor(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.

Name of the Borrowers/ Guarantors/Address	Description of the charged/ Mortgaged Properties	Amt. Due as per Demand notice
		Date Demand notice
Maya Singh (Borrower) W/o Harivansh Singh, Bhupendra Singh (Co-Borrower) S/o Harivansh Singh, Rudra Pratap Singh (Co-Borrower) S/o Harivansh Singh, Mrs. Mamta Singh (Co-Borrower) W/o Rudra Pratap Singh all R/o H. No. 1128, Civil Lines Sirwara Road District Sultanpur U.P. 228001.	Land/property Admeasuring Area 2260 Sq. ft. Situated At H.No. 1128, Civil Lines Sirwara Road Gata No. 451, 450 MI, Vill- Chhawani Sadar, Pargana Miranpur District Sultanpur U.P. 228001. Property Constructed Over Land Purchased By Two Sale Deed. Boundaries as Per Valuation: East - House Of Tara Devi, West - Plot Of Rudra Pratap, North - Nala Then After Mahadev Colony, South - Rasta.	Rs. 81,35,928.05 Rs. 54,919.20 as on 08.11.2023 + Interest & other expenses 18.11.2023
Mr. Sharad Kumar Singh (Borrower) S/o Sh. Rajendra Bahadur Singh R/o-1. Heeraganj, Jagapur, Pratnagarh, Uttar Pradesh, 230204, R/o-2. Arazi No. 2819, Vill/Mauzaedha Bihar, Pargana & Tehsil kunda Pratnagarh, Uttar Pradesh, 230204, Mr. Rajendra Bahadur Singh (Co-Borrower) S/o Sh. Mahadev Singh R/o-1. Heeraganj, Jagapur, Pratnagarh, Uttar Pradesh, 230204, R/o-2. Gata No. 3105 Heeraganj, Jagapur, Pratnagarh, Uttar Pradesh, 230204	1. Residential/commercial Property Comprising Area As Per Sale Deed Situated At Gata No. 3105 Heeraganj, Jagapur, Pratnagarh, UP, 230204 In The Name Of Shri Rajendra Bahadur Singh Boundaries as Per Valuation: - East - Plot Of Shilish Kumar Pandey, West - Plot Of Buyer Rajendra Bahadur Singh, North - 10 Ft Wide Kachhi Gali, South - 15 Ft Wide Kachhi Gali. 2. Residential/commercial Property Comprising Area Of 0.197 Hectare situated at Arazi No. 2819, Vill/mauza-edha Bihar, Pargana & Tehsil kunda Pratnagarh, UP, 230204 In The Name Of Sharad Kumar Singh Boundaries As Per Sale Deed: -East - Khet Ram Naresh Singh, West - Khet Shanti Singh, North - Chak Road, South - Khet Shanti Singh.	Rs. 4103170.57 Rs. 43659.28 as on 14.09.2023 + Interest & other expenses 14.09.2023
Mr. Praveen Kumar Singh (Borrower) S/o Sh. Jay Nath Singh, Mr. Jal Nath Singh (Co-Borrower) S/o Sh. Jagan Nath Singh both R/o Rajgarh, Pratnagarh, UP, 230131, Mr. Jagan Nath Singh (Co-Borrower) S/o Late Shiv Pratap Singh R/o-1. 209, Rajgarh, Pratnagarh, UP, 230131, R/o-2. Khasra No. 440, Village Rajgarh, Pratnagarh, Tehsil & District - Pratnagarh, UP, 230131.	Land/property- residential / commercial Covered Area 0.063 Hectare (630 sq. mt, approx.) situated at Khasra No. 440, Village- Rajgarh, Pratnagarh, Tehsil & District - Pratnagarh, UP, 230131, In The Name Of Mr. Jagan Nath Singh. Boundaries As Per Valuation Report: -East - Allahabad To Ayodhya Marg, West - Part Of Hala, North - House Of Chandrika Singh, South - House Of Bhoila Singh.	Rs. 7608792.40 Rs. 26307.65 as on 30.11.2023 + Interest & other expenses 02.12.2023
Mr. Jitendra Kumar Tiwari (Borrower) S/o Sh. Rajendra Kumar Tiwari, Mrs. Gyanmati (Co-Borrower) W/o Sh. Rajendra Prasad Tiwari both R/o Pure Khushiyal Pandit, Tanda, Warishganj, Jagdishpur, Musafirkhana, Mahamudpur, Pathakaoli, Sultanpur, UP, 227816, Mr. Rajendra Prasad Tiwari (Co-Borrower) S/o Sh. Paras Nath Tiwari R/o-1. Pure Khushiyal Pandit, Tanda, Warishganj, Jagdishpur, Musafirkhana, Mahamudpur, Pathakaoli, Sultanpur, UP, 227816, R/o-2. Khata No. 00093, Khasra No. 2093 & 2094, Village Tanda, Pargana Jagdish, Tehsil Musafirkhana, District Amethi, 227816	Land/property residential / commercial Covered Area 310.00 sq. mt, Khata No. 00093, Khasra No. 2093 & 2094, Village Tanda, Pargana Jagdish, Tehsil- Musafir- khana, District Amethi, 227816, In The Name Of Mr. Rajendra Prasad Tiwari. Boundaries as Per Title Deed: -East - Land Of Karunashankar And Others, West - Rasta And Land Of Doodnath Tiwari And Remaining Part Of Rajendra Prasad And Others, North - Land Of Gautam & Etc., South - Bagh Of Ram Pratap And Ramshankar Etc.	Rs. 2934376.95 Rs. 32126.53 as on 30.11.2023 + Interest & other expenses 08.12.2023
Mr. Kuldeep Singh (Borrower) S/o Sh. Samar Bahadur Singh both R/o-1. House No. 88, Arthar, Faizabad Sadar, Faizabad, UP, 224188, R/o-2. Khasra No. 559 Ka- Min- Jumla, Mohalla- Janaura, Pargana- Havelli Avadh, Tehsil, Sadar & District- Faizabad, UP, 224001, Mr. Anurag Pratap Singh (Co-Borrower) S/o Sh. Kuldeep Singh R/o Post- Arthar, Arthar Faizabad Arthar, UP, 224188	Residential/commercial property and measuring 227.37 Sq. Mtr. situated at Plot Of Khasra No. 559 Ka- Min- Jumla, Mohalla- Janaura, Pargana- Havelli Avadh, Tehsil, Sadar & District- Faizabad, Uttar Pradesh, 224001, In The Name Of Mr. Kuldeep Singh & Mr. Ranjit Singh. Boundaries As Per Valuation Report: - East - Property Of Others, West - Rasta, North - Plot Of Maya Jaiswal, South - Boundary Wall Of Avadh University.	Rs. 9652242.74 Rs. 134650.55 as on 09.11.2023 + Interest & other expenses 18.11.2023
Mr. Imtiaz Khan (Borrower) S/o Sh. Yusuf Khan R/o-1. Gram-shadi Banakat, Sadi Bankat, Mirzapur, UP, 231001, R/o-2. Arazi No. 265 Min, Mauza Sadi Bankat, Tappa- 84, Pargana kantit, Tehsil, Sadar, District mirzapur, UP, 231307, Mr. Sabira Khan (Co-Borrower) W/o Sh. Yusuf Khan R/o Gram-shadi Banakat, Sadi Bankat, Mirzapur, UP, 231001	Residential/commercial property and measuring 660 Sq. Mtr., situated at Arazi No. 265 Min, Mauza Sadi Bankat, Tappa- 84, Pargana- Kantit, Tehsil, Sadar, District- Mirzapur, UP, 231307, In The Name Of Mr. Imtiaz Khan. Boundaries As Per Sale Deed: -East - Land Of Gulab Singh, West - 10 Feet Wide Road, North - Land Of Gulab Singh, South - Land Of Imtiaz Khan.	Rs. 5599760.81 Rs. 25082.90 as on 28.10.2023 + Interest & other expenses 27.10.2023
Mr. Bharat Lal (Borrower) S/o Sh. Gareeb Lal R/o-1. Sidhiyawan, Sidhiyawan, Amethi, UP, 227809, R/o-2. Gata No. 2426 (min), Gram Sidhiyawan, Pargana Jagdishpur, Tehsil- Musafir Khana, District- Amethi, UP, 227809, Mr. Dileep Kumar (Co-Borrower) S/o Sh. Garib Lal R/o-1. Sidhiyawan, Sidhiyawan, Amethi, UP, 227809, Mr. Sunil Kumar (Co-Borrower) S/o Sh. Bharat Lal R/o Losan Pur Baghi, Losan Pur, Amethi, UP, 227809	Residential/commercial property and measuring 220 Sq. Mtr. situated at Gata No. 2426 (min), Gram Sidhiyawan, Pargana- Jagdishpur, Tehsil musafir Khana, District- Amethi, UP, 227809, In The Name Of Mr. Bharat Lal. Boundaries As Per Sale Deed: - East - Rest Part Of Shatrughan Prasad, West - Property Of Kapinath, North - Connecting Road, South - Rest Part Of Bharat Lal.	Rs. 3810095.