NOVUS
CAPITAL ADVISORS
Empowering Ambitions Elevating Growth

Date: 23.11.2026

To,

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Dear Sir/Ma'am,

Sub: Submission of Extract of Newspaper Advertisement of Post Offer Advertisement in the matter of Open Offer of Ishaan Infrastructures and Shelters Limited

In pursuant to the provisions of Regulation 18(12) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 *(hereinafter referred to as "the Regulations")*, please find enclosed herewith copy of newspaper of Post Offer Advertisement in the matter of open offer to the Public Shareholders of Ishaan Infrastructures and Shelters Limited ("Target Company").

The Post Offer Advertisement has been published on November 23, 2026 in the following newspaper:

Sr. No.	Newspaper	Editions
1.	Financial Express (English)	having national daily wide circulation in India
2.	Jansatta (Hindi)	having national daily wide circulation in India
3.	Pratahkal (Marathi)	Regional Newspaper-Mumbai i.e., where stock exchange is situated
4.	Financial Express (Gujarati)	Regional Newspaper-Ahmedabad i.e., where company's registered office is situated

The published copy of the same is also enclosed herewith as attachment for your reference.

This is for your kind reference and records.

For & on behalf of
Novus Capital Advisors Private Limited
(Formerly known as Fast Track Finsec Private Limited)
(SEBI Reg. No. INM000012500)

NOVUS CAPITAL ADVISORS PVT. LTD. DELHI

Sakshi
Director
DIN: 09763912

"IMPORTANT"

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TATA

TATA POWER

The Tata Power Company Limited
(Mundra Thermal Power Station - UMPP)
Tunda Vandh Road, Tunda Village, Mundra, Kutch, Gujarat
Reg. Office: Bombay House, 24 Homi Modi Street, Mumbai – 400 001

NOTICE INVITING EXPRESSION OF INTEREST

The Tata Power Company Limited hereby invites Expression of Interest (EOI) from eligible bidders for the following requirement for 4150 MW UMPP Mundra Thermal Power Station (MTPS):

- **Supply of Hydraulic Crusher Bucket Attachment with Integrated Crushing and Screening Facility (Ref. 4100074174)**
- **Hiring of dozer (BD155 or equivalent) with heavy duty blade for Stockpile Management for 3 years (Ref. 4100074346)**

For prequalification requirements, tender fee, bid security etc., please visit Tender section of our website **(URL: https://www.tatapower.com/tender/tenders-listing)** and refer detailed Tender Notice for subject tender. Eligible bidders willing to participate in this tender may submit their Expression of Interest along with the Tender Fee latest by **28/11/2026.**

Utkarsh Small Finance Bank
Aapki Ummeed Ka Khaata
(A Scheduled Commercial Bank)

Zonal Office: 2nd Floor 134A ,Floor Patliputra Colony Opp-Polytechnic College Patna ,Bihar - 800013
Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP - 221 105.

Under Rule 8(2) of Security Interest (Enforcement) Rules, 2002

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Notice is hereby given under the securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002 and in exercise of powers conferred under 13(12) read with rule 3 of Security interest (enforcement) rules 2002, the authorised officer issued a Demand notice to the borrower(s) and Co-borrower(s), on the dates noted against the respective loan account(s) as mentioned hereinafter, calling them to repay the amount demanded together with interest thereon at the applicable rate of interest within 60 days from the date of receipt of the said demand notice, along with future interest as applicable, incidental expenses and other applicable charges, incurred till the date of payment and / or realisation. The borrowers/coborrowers/mortgagors, having failed to repay the amount due, notice is hereby given to the under noted borrowers/coborrower/mortgagors and the public in general that the Authorized Office has taken **Possession** of the property namely the secured assets, described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with rule 8 of the said rules on the dates mentioned against the below loan account. The borrowers/coborrower/mortgagor in particular and the public in general is hereby cautioned not to deal with the secured assets and any dealing with the property will be subject to the charge of **UTKARSH SMALL FINANCE BANK LIMITED** for the amounts and interests thereon mentioned against the loan account herein below:

The attention of the borrowers/coborrower/mortgagors detailed hereunder is invited to the provisions of subsection (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Account	Name of the Borrower/Guarantor (Owner of the Property)	Date of Demand Notice	Date of Symbolic Possession	Amount Outstanding as on the date of Demand Notice
1	13600600 00006353	Md.Rahmat Ali S/o Md.Alauddin Turki, Kharad, Muzaffarpur (Borrower/Mortgagor) Aashiya Praveen W/o Md.Rustam Turki, Kharad, Muzaffarpur (Co-Borrower)	24.12.2025	20.11.2026	₹ 10,05,663/-

Description Of Property/ies (all The Part & Parcel Of The Property Consisting Of): All that part and parcel of the Property laying and situated at Village Turki Kharau, Thana Minapur, Anchal Minapur, Thana No. 559, Khata No. 1479, Khesra No. 4382, Registry Office Minapur, District Muzaffarpur Bihar. Regd. Sale Deed No. 21229 Dated 22/11/2016:- Area 9 Decimal. Property bounded by East: Mo. Mahjid West: Kundan Kumar North: Mo Mahjid South: Serajul

Sd/-

Date: 23/11/2026 Place: PATNA (Authorized Officer) Utkarsh Small Finance Bank Ltd.

GOVERNMENT OF MANIPUR
PUBLIC WORKS DEPARTMENT

NIT No. EE/IE/TDR/SASCI/2026-27/5
Imphal East Division, PWD, Manipur
Dated. Imphal, the 23rd November, 2026

The Executive Engineer, Imphal East Division, PWD, Manipur on behalf of the Governor of Manipur invites item rate tender through open tender from eligible register contractors for 27 (twenty seven) nos. of works, each costing below Rs. 2 Crore under SASCI 2026-27 within Imphal East District, Manipur

The procurement, officer is Executive Engineer, Imphal East Division, PWD, Manipur. The tender details and documents shall be available from 23/11/2026 to 30/11/2026 at the office of the Executive Engineer, Imphal East Division, PWD, Manipur.

Bid submission start date - 23/11/2026 (at 11:00 a.m.)
Bid submission end date - 30/11/2026 (upto 3:00 p.m).
Date of opening of Bid - 30/11/2026 (at 3:30 p.m).
Venue – Office of the Executive Engineer, Imphal East Division, PWD, Manipur.

Executive Engineer,
Imphal East Division,
PWD, Manipur.

POST OFFER ADVERTISEMENT FOR THE ATTENTION OF THE EQUITY SHAREHOLDERS OF

ISHAAN INFRASTRUCTURES AND SHELTERS LIMITED ("TARGET COMPANY")

Registered Office: 507-B, Titanium City Centre, NR Sachin Towers, 100 Feet Road, Anandnagar, Satellite, Jodhpur Char Rasta, Ahmedabad, Gujarat-380015
Email: ishaaninfra9@gmail.com**; Website**: www.ishaaninfra.in**;**
CIN: L27501GJ1995PLC027912

Open Offer ("Offer") for Acquisition of upto 63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares of face value INR 10/- (Rupees Ten Only) each from equity shareholders of Ishaan Infrastructures and Shelters Limited ("Target Company") by Misun Pure Lights Private Limited (PAN: AAOCM0929K) ("Acquirer-1"), Mr. Ravi Prakash Bothra (PAN: AEIPB6350G) ("Acquirer-2"), Mr. Vaaibhav Bothrra (PAN: EWRPB5319A) ("Acquirer-3"), Mr. Rajesh Arora (PAN: AAGPA8236J) ("Acquirer-4") and Mr. Ashish Arora (PAN: BCBPA6149L) ("Acquirer-5") (hereinafter collectively referred to as "Acquirers") along with Ms. Yasha Bothra (PAN: AEEPB9420P) ("PAC-1"), Ms. Divyanshi Bothra (PAN: IBPPB0208D) ("PAC-2"), Ms. Sakshi Bothra (PAN: GLZPB2321F) ("PAC-3"), Rejesh Bothra (PAN: AEIPB6348G) ("PAC-4"), Sandeep Bothra (PAN: AEWPB9029E) ("PAC-5"), Priyanka Baid (PAN: AJOPB9906B) ("PAC-6"), Nirmala Bothra (PAN: AIZPB4377Q) ("PAC-7"), and Bothra Corp LLP (PAN: ABFFB0212K) ("PAC-8") (hereinafter collectively referred to as "PACs").

This Post Offer Advertisement is being issued by Novus Capital Advisors Private Limited (Formerly known as Fast Track Finsec Private Limited) **("Manager to the Offer")** on behalf of the Acquirers along with PACs in connection with the Offer made by the Acquirers to acquire 63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares of Face Value of INR 10/- (Rupees Ten Only) each **("Equity Shares")** of the Target Company for cash at a price of ₹14/- (Rupees Fourteen only) per equity share ("Offer Price"), representing 10.30%* of the Total Expanded Voting Share Capital of the Target Company **("Offer")**, in compliance with Regulation 18 (12) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and amendments thereof **["SEBI (SAST) Regulations, 2011"/ Regulations]**. The Detailed Public Statement with respect to the aforementioned Offer was published in the Financial Express (English daily) - All Editions, Jansatta (Hindi daily) - All Editions, Pratahkal (Marathi daily) - Mumbai Edition and Financial Express (Gujarati daily) - Gujarat Edition on Friday, September 04, 2026.

**In terms of Regulation 7(1) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 ("SEBI SAST Regulations"), the open offer is required to be made for at least 26% (twenty six percent) of the Expanded Voting Share Capital of the Target Company. As on the date of 10th working day from closure of tendering period, the public shareholding of the Target Company comprises 10.30% (Ten Point Three Percent) of the Expanded Voting Share Capital, after excluding the Other Shareholders of the Transferor Company who are proposed allottees in the preferential issue and are considered as Deemed Persons Acting in Concert with the Acquirers for the purposes of this open offer and are, accordingly, ineligible to participate in the Open Offer in compliance with the provisions of regulation 7(6) of the SEBI (SAST) Regulations, 2011). Accordingly, the open offer is being made to the eligible public shareholders holding 10.30% (Ten-Point Three Percent) of the Total Expanded Voting Share Capital of the Target Company.*

S. No.	Particulars	Details
1	**Name of the Target Company**	Ishaan Infrastructures and Shelters Limited
2	**Name of the Acquirers and PAC**	Misun Pure Lights Private Limited ("Acquirer-1") Mr. Ravi Prakash Bothra ("Acquirer-2") Mr. Vaaibhav Bothrra ("Acquirer-3") Mr. Rajesh Arora ("Acquirer-4") Mr. Ashish Arora ("Acquirer-5") Ms. Yasha Bothra ("PAC-1") Ms. Divyanshi Bothra ("PAC-2") Ms. Sakshi Bothra ("PAC-3") Mr. Rejesh Bothra ("PAC-4") Mr. Sandeep Bothra ("PAC-5") Ms. Priyanka Baid ("PAC-6") Ms. Nirmala Bothra ("PAC-7") Bothra Corp LLP ("PAC-8")
3	**Name of the Manager to the Offer**	Novus Capital Advisors Private Limited (Formerly known as Fast Track Finsec Private Limited)
4	**Name of the Registrar of the Offer**	Purva Sharegistry (India) Private Limited
5	**Offer Details:** **a) Date of Opening of the Offer** **b) Date of Closure of the Offer**	 a) Monday, November 02, 2026 b) Monday, November 16, 2026
6	**Date of Completion of Payment of Consideration and communication of Rejection/ Acceptance**	Monday, November 23, 2026

7. Details of the Acquisition:

Sr. No.	Particulars	Proposed in the Letter of Offer[1]	Actuals[1]
7.1	Offer Price	INR 14/- (Rupees Fourteen Only)	INR 14/- (Rupees Fourteen Only)
7.2	Aggregate no. of Shares Tendered	63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares[2]	Nil
7.3	Aggregate No. of Shares Accepted	63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares[2]	Nil
7.4	Size of the Offer (Number of Equity Shares multiplied by Offer Price per Equity Shares)	Rs. 8,88,79,000/-(Rupees Eight Crore Eighty-Eight Lakh Seventy-Nine Thousand Only)	Nil
7.5	Shareholding of the Acquirers/PACs before Public Announcement a) Number of Shares b) % of Equity Share Capital	 Nil 0.00%	 Nil 0.00%
7.6	Equity Shares proposed to be acquired pursuant to underlying transaction which triggered the regulation a) Number of Shares acquired b) % of Equity Share Capital	 3,66,87,012 59.51%	 Nil[3] 0.00%
7.7	Shares acquired by way of Open Offer a) Number of Shares acquired b) % of Equity Share Capital	 63,48,500[2] 10.30%	 Nil 0.00%
7.8	Shares acquired after Detailed Public Statement ("DPS") a) Number of Shares acquired b) % of Shares acquired c) Price of Shares acquired	 Nil 0.00% N.A.	 Nil 0.00% Nil
7.9	Post Offer shareholding of the Acquirers along with PACs	**No. of Shares** 4,30,35,512	**% of Equity Share Capital** 69.80%	**No. of Shares** Nil[3]	**% of Equity Share Capital** 0.00%
7.10	Pre & Post Offer shareholding of the Public a) No. b) % of Equity Share Capital	**Pre-Offer** 63,48,500 98.05%[4]	**Post-Offer** 1,84,91,880 29.99%	**Pre-Offer** 63,48,500 98.05%[4]	**Post-Offer** 63,48,500[5] [6] 10.30%

Note:

1. *Computed as a percentage of Expanded equity voting share capital of Target Company*
2. *Assuming full acceptance in the Open Offer.*
3. *The acquirers (except Acquirer-4) along with PACs are proposed to be allotted 3,66,87,012 equity shares pursuant to preferential issue through share swap arrangement. However, the application for obtaining in-principle approval for Proposed Preferential Issue from BSE Limited was duly submitted on September 03, 2026 and is currently under process. Hence, we have not considered the equity shares to be acquired, which triggered the regulations while calculating the actual figure.*
4. *This percentage is computed as a percentage of Existing Voting Share Capital of Target Company.*
5. *The public shareholding post open offer has been calculated after excluding 1,84,91,880 equity shares which are proposed to be allotted to other shareholders of Transferor Company-1 pursuant to proposed preferential issue through share swap arrangement. However, the application for obtaining in-principle approval for Proposed Preferential Issue from BSE Limited was duly submitted on September 03, 2026 and is currently under process. Hence, we have not considered 1,84,91,880 equity shares while calculating the actual figure.*
6. *No shares were tendered in the open offer.*

8. The Acquirers along with its directors and PACs severally and jointly accepts full responsibility for the information contained in this Post Offer Advertisement and also for the obligations under SEBI (Substantial Acquisition of Shares and Takeovers), 2011.
9. A copy of this Post Offer Advertisement will be available on the website of SEBI, BSE Limited and registered office of the Target Company.

Capitalized terms used in this Advertisement, but not defined herein, shall have the same meanings assigned to such terms in the Letter of Offer dated October 26, 2026.

Issued by Manager to the Offer on behalf of the Acquirers:

NOVUS CAPITAL ADVISORS
Empowering Ambitions Elevating Growth

Novus Capital Advisors Private Limited
(Formerly known as Fast Track Finsec Private Limited)
Office No. V-116, First Floor, New Delhi House, 27,
Barakhamba Road, New Delhi-110001
Tel. No.: +91-22-43029809
Email: mb@novuscaps.com
Website: www.novuscaps.com
Contact Person: Mr. Vikas Kumar Verma
SEBI Reg. No.: INM000012500
CIN: U65191DL2010PTC200381

Place: New Delhi
Date: November 23, 2026

इंटरनेशनल एसेट रिकंस्ट्रक्शन कंपनी प्राइवेट लिमिटेड

सीन नं.U74999DL2002PTC117526; ईमेल: iarc@iarc.co.in; वेबसाइट: www.iarc.co.in
कॉर्पोरेट ऑफिस: ए–601, छठी मंजिल, 215 एट्रियम अंधेरी कुर्ला रोड, अंधेरी (पूर्व), मुंबई 400093,
रजिस्टर्ड ऑफिस: प्लॉट नं. 246, दूसरी मंजिल, ओखला इंडस्ट्रियल एस्टेट, फेज–III, नई दिल्ली–110020

ई–नीलामी सह बिक्री हेतु सार्वजनिक सूचना (परिशिष्ट – IV A) (नियम 8(6))

प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8(6) के परंतुक के साथ पठित अचल संपत्ति की बिक्री हेतु बिक्री सूचना, प्रतिभूतिकरण और वित्तीय आस्तियों का पुनर्निर्माण तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 के अंतर्गत

एतद्वारा आम जनता को तथा विशेष रूप से नीचे उल्लिखित उधारकर्ताओं, गारंटरों एवं बंधककर्ताओं को सूचित किया जाता है कि नीचे वर्णित प्रतिभूति संपत्ति, जो इंटरनेशनल एसेट रिकंस्ट्रक्शन कंपनी प्राइवेट लिमिटेड के पक्ष में बंधक रखी गई है, जो **RETCO-10-TRUST** के ट्रस्टी के रूप में अपनी क्षमता से कार्यरत (जिसे आगे **"IARC"**कहा जाएगा), जिसका पंजीकृत कार्यालय: प्लॉट नं. 246, द्वितीय तल, ओखला इंडस्ट्रियल एस्टेट, फेज–III, नई दिल्ली–110020 तथा कॉर्पोरेट कार्यालय **A-601/602/605**, छठा तल, 215 एट्रियम, कनाकिया स्पेसेस, अंधेरी–कुर्ला रोड, अंधेरी (पूर्व), मुंबई–400093 में है, और जिसकी सांकेतिक कब्जा JSFB के प्राधिकृत अधिकारी (एओ) द्वारा लिया गया था, IARC की बकाया राशि की वसूली हेतु "जहाँ है जैसा है", "जो है जैसा है", "जो कुछ भी है" तथा "बिना किसी सहारा" के आधार पर बेची जाएगी। बिक्री अधोहस्ताक्षरी द्वारा ई–नीलामी प्लेटफॉर्म के माध्यम से संचालित की जाएगी, जिसका विवरण वेबसाइट **iarc.co.in** पर उपलब्ध है।

उधारकर्ता(गण)/सह–उधारकर्ता(गण)/गारंटर(गण): श्रीमती आयुषी चौरसिया (उधारकर्ता) / श्री राम सागर पुत्र श्री गजराज (सह–उधारकर्ता)

मांग सूचना की दिनांक एवं राशि: दिनांक: 20.03.2026 एवं रु.15,57,487.48 (रुपये पंद्रह लाख सत्तावन हज़ार चार सौ सत्तासी और अड़तालीस पैसे मात्र)

अचल संपत्ति/ प्रतिभूत परिसंपत्ति का विवरण: अचल संपत्ति का संपूर्ण भाग एवं खंड, जोकि खसरा संख्या 714 मिन पर प्लॉट, जिसका क्षेत्रफल 600 वर्ग फुट अर्थात् 55.762 वर्ग मीटर ग्राम इटौंजा, परगना महोना, तहसील बख्शी का तालाब, लखनऊ, उत्तर प्रदेश–226203 में स्थित है। जिसकी स्वामिनी श्रीमती आयुषी चौरसिया, पत्नी श्री राम सागर चौरसिया हैं। जिसकी सीमाएं निम्नानुसार हैं: उत्तर – विक्रेता का प्लॉट, दक्षिण – रेनू सिंह का प्लॉट, पूर्व – अन्य व्यक्ति का प्लॉट और पश्चिम – 15 फीट चौड़ी सड़क (जिसे आगे "प्रतिभूत परिसंपत्ति" के रूप में संदर्भित किया गया है)।

कब्जा की तिथि	दिनांक 12.03.2026 तक कुल बकाया राशि	आरक्षित मूल्य	जमा धरोहर राशि (ईएमडी)
24.06.2026 सांकेतिक कब्जा	रु. 15,57,487.48 (रु. पंद्रह लाख सत्तावन हज़ार चार सौ सत्तासी और पैसे अड़तालीस मात्र)	रु. 12,21,300/- (रु. बारह लाख इक्कीस हज़ार तीन सौ मात्र)	रु. 1,22,130/– (रु. एक लाख बाईस हज़ार एक सौ तीस मात्र)

बोली वृद्धि राशि रु.10,000/– (रु. दस हज़ार मात्र)

सुरक्षित संपत्ति के निरीक्षण की तिथि: 28.12.2026 शाम 04:00 बजे तक, ईएमडी जमा करने की अंतिम तिथि: 28.12.2026 शाम 04:00 बजे तक
ई–नीलामी की तिथि/समय: 29.12.2026 सुबह 11:30 बजे से दोपहर 12:30 बजे तक

इच्छुक पक्षकार अधिक विवरण, स्पष्टीकरण अथवा अपना आवेदन प्रस्तुत करने हेतु प्राधिकृत अधिकारी से संपर्क कर सकते हैं। बिक्री के विस्तृत नियमों एवं शर्तों के लिए, कृपया IARC की वेबसाइट www.iarc.co.in पर उपलब्ध लिंक देखें। इच्छुक पक्षकार किसी भी सहायता हेतु श्री दीपक बाघवा (मो: 8650008686), श्री रंजन नाइक (मो. नं. 6362951653) से भी संपर्क कर सकते हैं।

स्थान: लखनऊ
तिथि: 23.11.2026

हस्ताक्षर/– प्राधिकृत अधिकारी इंटरनेशनल एसेट रिकंस्ट्रक्शन कंपनी प्राइवेट लिमिटेड
ARC_RETCO-10 TRUST के रूप में अपनी क्षमता से कार्यरत

CSB Bank
Trusted Heritage. Smart Future

गिरवी रखे गए सोने के आभूषणों की नीलामी हेतु सार्वजनिक सूचना

विशिष्ट उधारकर्ता/ओं और इच्छुक बोलीदाताओं को, सामान्य रूप से, सूचित किया जाता है कि बैंक द्वारा जारी भुगतान नोटिस और रिकॉल/नीलामी नोटिस के बावजूद उधारकर्ताओं द्वारा बैंकों को देय राशि का भुगतान न करने के कारण, उनके द्वारा लिए गए ऋण के लिए संबंधित उधारकर्ताओं द्वारा बैंक सुरक्षा के साथ गिरवी रखे गए सोने के आभूषण को दिनांक **26 दिसम्बर 2026 को सुबह 10.30 बजे** "जैसा है जहां है" और "गैर–सहारे" के आधार पर सार्वजनिक नीलामी में बेचे जाएंगे। बैंक के नोटिस बोर्ड पर इसके प्रकाशन के पश्चात बैंक के विवेकानुसार नीलामी को किसी अन्य बाद की तिथि तक स्थगित किया जा सकता है। ऋणकर्ताओं को यह भी सूचित किया जाता है कि यदि सार्वजनिक नीलामी सफल नहीं होती है और उसके पश्चात कोई और शेष राशि वसूल की जानी है, तो ऋणकर्ता/ऋणकर्ताओं के विरुद्ध बैंक को देय शेष राशि की वसूली के लिए कानूनी कार्रवाई की जाएगी। मृतक ऋणकर्ता के मामले में, सभी शर्तें कानूनी उत्तराधिकारियों पर लागू होंगी।

क्र. सं.	नीलामी केन्द्र सीएसबी शाखा	खाते का नाम	ग्राहक आईडी	खाते की सं.	दिनांक 17.11.2026 तक बकाया राशि	वज़न (ग्राम)
1	नोएडा	पवन कुमार	10312671	001	108,139.98	11.48
2	गाजियाबाद	कैलाश चंद्र यादव	07707381	002	887,954.99	236.60
3	गाजियाबाद	मुस्तक़ीम	04320147	002	221,317.41	52.70
4	गाजियाबाद	संतोष सिंह	04067838	001	158,340.44	17.10
5	गाजियाबाद	शैलेंद्र कुमार	05074056	001	176,303.41	36.20
6	कोसी कलां	बिहारी	10119782	001	92,826.05	14.50
7	कोसी कलां	तेजवीर सिंह	10120008	001	75,467.85	12.42
8	आगरा	बृजेश कुमार दुबे	10312397	002	170,118.58	26.70
9	आगरा	राजपाल सिंह सिकरवार	04065088	002	1,019,807.47	113.00
10	आगरा	शबाना	07938991	001	468,469.26	62.00
11	कानपुर 1 – स्वरूप नगर	अभिषेक गुप्ता	05059788	003	364,806.53	38.10
12	कानपुर 1 – स्वरूप नगर	संदीप सिंह	10019630	001	641,090.17	58.68
13	लखनऊ 3 – गोमती नगर	अभिषेक वर्मा	10298828	005	732,666.20	76.17
14	लखनऊ 3 – गोमती नगर	दिनेश कुमार मिश्रा	10061059	002	10,117,672.74	876.81
15	सहारनपुर	भूप सिंह	10312707	001	138,714.86	14.60
16	सहारनपुर	नहक सिंह	10312721	001	168,126.13	17.70
17	सहारनपुर	सौयब	10314850	001	334,128.40	37.30

अधिक जानकारी/खाता जानकारी के लिए उधारकर्ता/इच्छुक बोलीदाता संबंधित शाखाओं से, और नीलामी में भाग लेने के लिए संपर्क कर सकते हैं।

उत्तर प्रदेश । 23.11.2026

हस्ता/– प्राधिकृत अधिकारी, सीएसबी बैंक

"IMPORTANT"

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POST OFFER ADVERTISEMENT FOR THE ATTENTION OF THE EQUITY SHAREHOLDERS OF

ISHAAN INFRASTRUCTURES AND SHELTERS LIMITED ("TARGET COMPANY")

Registered Office: 507-B, Titanium City Centre, NR Sachin Towers, 100 Feet Road, Anandnagar, Satellite, Jodhpur Char Rasta, Ahmedabad, Gujarat-380015
Email: ishaaninfra9@gmail.com; **Website**: www.ishaaninfra.in;
CIN: L27501GJ1995PLC027912

Open Offer ("Offer") for Acquisition of upto 63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares of face value INR 10/- (Rupees Ten Only) each from equity shareholders of Ishaan Infrastructures and Shelters Limited ("Target Company") by Misun Pure Lights Private Limited (PAN: AAOCM0929K) ("Acquirer-1"), Mr. Ravi Prakash Bothra (PAN: AEIPB6350G) ("Acquirer-2"), Mr. Vaaibhav Bothrra (PAN: EWRPB5319A) ("Acquirer-3"), Mr. Rajesh Arora (PAN: AAGPA8236J) ("Acquirer-4") and Mr. Ashish Arora (PAN: BCBPA6149L) ("Acquirer-5") (hereinafter collectively referred to as "Acquirers") along with Ms. Yasha Bothra (PAN: AEEPB9420P) ("PAC-1"), Ms. Divyanshi Bothra (PAN: IBPPB0208D) ("PAC-2"), Ms. Sakshi Bothra (PAN: GLZPB2321F) ("PAC-3"), Rejesh Bothra (PAN: AEIPB6348G) ("PAC-4"), Sandeep Bothra (PAN: AEWPB9029E) ("PAC-5"), Priyanka Baid (PAN: AJOPB9906B) ("PAC-6"), Nirmala Bothra (PAN: AIZPB4377Q) ("PAC-7"), and Bothra Corp LLP (PAN: ABFFB0212K) ("PAC-8") (hereinafter collectively referred to as "PACs").

This Post Offer Advertisement is being issued by Novus Capital Advisors Private Limited (Formerly known as Fast Track Finsec Private Limited) **("Manager to the Offer")** on behalf of the Acquirers along with PACs in connection with the Offer made by the Acquirers to acquire 63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares of Face Value of INR 10/- (Rupees Ten Only) each **("Equity Shares")** of the Target Company for cash at a price of ₹14/- (Rupees Fourteen only) per equity share ("Offer Price"), representing 10.30%* of the Total Expanded Voting Share Capital of the Target Company **("Offer")**, in compliance with Regulation 18 (12) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and amendments thereof **["SEBI (SAST) Regulations, 2011"/ Regulations]**. The Detailed Public Statement with respect to the aforementioned Offer was published in the Financial Express (English daily) - All Editions, Jansatta (Hindi daily) - All Editions, Pratahkal (Marathi daily) - Mumbai Edition and Financial Express (Gujarati daily) - Gujarat Edition on Friday, September 04, 2026.

**In terms of Regulation 7(1) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 ("SEBI SAST Regulations"), the open offer is required to be made for at least 26% (twenty six percent) of the Expanded Voting Share Capital of the Target Company. As on the date of 10th working day from closure of tendering period, the public shareholding of the Target Company comprises 10.30% (Ten Point Three Percent) of the Expanded Voting Share Capital, after excluding the Other Shareholders of the Transferor Company who are proposed allottees in the preferential issue and are considered as Deemed Persons Acting in Concert with the Acquirers for the purposes of this open offer and are, accordingly, ineligible to participate in the Open Offer in compliance with the provisions of regulation 7(6) of the SEBI (SAST) Regulations, 2011). Accordingly, the open offer is being made to the eligible public shareholders holding 10.30% (Ten-Point Three Percent) of the Total Expanded Voting Share Capital of the Target Company.*

S. No.	Particulars	Details
1	**Name of the Target Company**	Ishaan Infrastructures and Shelters Limited
2	**Name of the Acquirers and PAC**	Misun Pure Lights Private Limited ("Acquirer-1") Mr. Ravi Prakash Bothra ("Acquirer-2") Mr. Vaaibhav Bothrra ("Acquirer-3") Mr. Rajesh Arora ("Acquirer-4") Mr. Ashish Arora ("Acquirer-5") Ms. Yasha Bothra ("PAC-1") Ms. Divyanshi Bothra ("PAC-2") Ms. Sakshi Bothra ("PAC-3") Mr. Rejesh Bothra ("PAC-4") Mr. Sandeep Bothra ("PAC-5") Ms. Priyanka Baid ("PAC-6") Ms. Nirmala Bothra ("PAC-7") Bothra Corp LLP ("PAC-8")
3	**Name of the Manager to the Offer**	Novus Capital Advisors Private Limited (Formerly known as Fast Track Finsec Private Limited)
4	**Name of the Registrar of the Offer**	Purva Sharegistry (India) Private Limited
5	**Offer Details:** **a) Date of Opening of the Offer** **b) Date of Closure of the Offer**	 a) Monday, November 02, 2026 b) Monday, November 16, 2026
6	**Date of Completion of Payment of Consideration and communication of Rejection/ Acceptance**	Monday, November 23, 2026

7. Details of the Acquisition:

Sr. No.	Particulars	Proposed in the Letter of Offer[1]	Actuals[1]
7.1	Offer Price	INR 14/- (Rupees Fourteen Only)	INR 14/- (Rupees Fourteen Only)
7.2	Aggregate no. of Shares Tendered	63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares[2]	Nil
7.3	Aggregate No. of Shares Accepted	63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares[2]	Nil
7.4	Size of the Offer (Number of Equity Shares multiplied by Offer Price per Equity Shares)	Rs. 8,88,79,000/-(Rupees Eight Crore Eighty-Eight Lakh Seventy-Nine Thousand Only)	Nil
7.5	Shareholding of the Acquirers/PACs before Public Announcement a) Number of Shares b) % of Equity Share Capital	 Nil 0.00%	 Nil 0.00%
7.6	Equity Shares proposed to be acquired pursuant to underlying transaction which triggered the regulation a) Number of Shares acquired b) % of Equity Share Capital	 3,66,87,012 59.51%	 Nil[3] 0.00%
7.7	Shares acquired by way of Open Offer a) Number of Shares acquired b) % of Equity Share Capital	 63,48,500[2] 10.30%	 Nil 0.00%
7.8	Shares acquired after Detailed Public Statement ("DPS") a) Number of Shares acquired b) % of Shares acquired c) Price of Shares acquired	 Nil 0.00% N.A.	 Nil 0.00% Nil
7.9	Post Offer shareholding of the Acquirers along with PACs	**No. of Shares** 4,30,35,512	**% of Equity Share Capital** 69.80%	**No. of Shares** Nil[3]	**% of Equity Share Capital** 0.00%
7.10	Pre & Post Offer shareholding of the Public a) No. b) % of Equity Share Capital	**Pre-Offer** 63,48,500 98.05%[4]	**Post-Offer** 1,84,91,880 29.99%	**Pre-Offer** 63,48,500 98.05%[4]	**Post-Offer** 63,48,500[5] [6] 10.30%

Note:

1. *Computed as a percentage of Expanded equity voting share capital of Target Company*
2. *Assuming full acceptance in the Open Offer.*
3. *The acquirers (except Acquirer-4) along with PACs are proposed to be allotted 3,66,87,012 equity shares pursuant to preferential issue through share swap arrangement. However, the application for obtaining in-principle approval for Proposed Preferential Issue from BSE Limited was duly submitted on September 03, 2026 and is currently under process. Hence, we have not considered the equity shares to be acquired, which triggered the regulations while calculating the actual figure.*
4. *This percentage is computed as a percentage of Existing Voting Share Capital of Target Company.*
5. *The public shareholding post open offer has been calculated after excluding 1,84,91,880 equity shares which are proposed to be allotted to other shareholders of Transferor Company-1 pursuant to proposed preferential issue through share swap arrangement. However, the application for obtaining in-principle approval for Proposed Preferential Issue from BSE Limited was duly submitted on September 03, 2026 and is currently under process. Hence, we have not considered 1,84,91,880 equity shares while calculating the actual figure.*
6. *No shares were tendered in the open offer.*
8. The Acquirers along with its directors and PACs severally and jointly accepts full responsibility for the information contained in this Post Offer Advertisement and also for the obligations under SEBI (Substantial Acquisition of Shares and Takeovers), 2011.
9. A copy of this Post Offer Advertisement will be available on the website of SEBI, BSE Limited and registered office of the Target Company.

Capitalized terms used in this Advertisement, but not defined herein, shall have the same meanings assigned to such terms in the Letter of Offer dated October 26, 2026.

Issued by Manager to the Offer on behalf of the Acquirers:

NOVUS CAPITAL ADVISORS
Empowering Ambitions Elevating Growth

Novus Capital Advisors Private Limited
(Formerly known as Fast Track Finsec Private Limited)
Office No. V-116, First Floor, New Delhi House, 27, Barakhamba Road, New Delhi-110001
Tel. No.: +91-22-43029809
Email: mb@novuscaps.com
Website: www.novuscaps.com
Contact Person: Mr. Vikas Kumar Verma
SEBI Reg. No.: INM000012500
CIN: U65191DL2010PTC200381

Place: New Delhi
Date: November 23, 2026

परदेशात डेटा सेंटर उभारणाऱ्या अमेरिकी कंपन्यांना ट्रम्प यांचा दंडाचा इशारा

नवी दिल्ली, दि. २२ (वृत्तसंस्था) : अमेरिकेचे अध्यक्ष डोनाल्ड ट्रम्प यांनी अमेरिकेबाहेर डेटा सेंटर उभारणाऱ्या अमेरिकी कंपन्यांवर मोठा आर्थिक दंड लादण्याचा इशारा दिला आहे. कृत्रिम बुद्धिमत्ता क्षेत्रासाठी आवश्यक असलेली संगणकीय क्षमता अमेरिकेतच विकसित व्हावी आणि चीनशी सुरू असलेल्या तंत्रज्ञान स्पर्धेत अमेरिकेची स्थिती मजबूत व्हावी, हा या प्रस्तावामागील उद्देश आहे.



आशिया दौऱ्यानंतर व्हाइट हाऊसमध्ये आयोजित पत्रकार परिषदेत ट्रम्प यांनी ही भूमिका मांडली. अमेरिकी कंपन्यांना परदेशात डेटा सेंटर उभारण्याची परवानगी दिली जाणार नसल्याचे सांगत, अशा प्रकारचा निर्णय घेणाऱ्या कंपन्यांना मोठा कर भरावा लागू शकतो, असा इशाराही त्यांनी दिला. एआय प्रणाली विकसित करणे आणि चालवण्यासाठी मोठ्या प्रमाणात संगणकीय क्षमता आवश्यक असते. त्यामुळे डेटा सेंटरला या उद्योगाचा महत्त्वाचा आधार मानले जाते. इक्विनिक्स आणि डिजिटल रियल्टी यांसारख्या कंपन्या अनेक देशांमध्ये डेटा सेंटर चालवतात.

ग्राहकांच्या जवळ डेटा सेंटर उभारल्यास माहितीचे प्रसारण जलद होते, सेवा अधिक विश्वासार्ह राहते आणि खर्चावर नियंत्रण ठेवता येते. मात्र, ट्रम्प यांच्या प्रस्तावित निर्बंधांमुळे अमेरिकी तंत्रज्ञान कंपन्यांच्या गुंतवणूक निर्णयांवर आणि परदेशातील विस्तार योजनांवर परिणाम होण्याची शक्यता आहे.

दरम्यान, चीनला प्रगत एआय तंत्रज्ञान मिळण्यापासून रोखण्यासाठी अमेरिकेनेही प्रयत्न तीव्र केले आहेत. अमेरिकी वाणिज्य विभागाने प्रगत एआय चिप्सची निर्यात काही आग्नेय आशियाई देशांमध्ये मर्यादित करण्याची पावले उचलली आहेत. तिसऱ्या देशांमार्फत हे तंत्रज्ञान चीनमधील कंपन्यांपर्यंत पोहोचण्याची शक्यता असल्याची चिंता यामागे आहे. दुसरीकडे, अमेरिकेत डेटा सेंटर उभारण्यालाही स्थानिक नागरिकांचा विरोध होत आहे. या केंद्रांमुळे विजेचा वापर वाढणे, वीजबिल महागणे आणि विद्यमान पायाभूत सुविधांवर ताण येणे, याबाबत चिंता व्यक्त केली जात आहे.

२०३५ पर्यंत भारतात २० कोटी नवे एसी बसणार!

नवी दिल्ली, दि. २२ (वृत्तसंस्था) : भारतात पुढील दशकात निवासी इमारतींमध्ये आणखी २० कोटी एअर कंडिशनर (एसी) बसवले जाण्याची शक्यता आहे. आंतरराष्ट्रीय ऊर्जा संस्थेच्या (IEA) 'वर्ल्ड एनर्जी आउटलुक २०२६' या अहवालात हा अंदाज व्यक्त करण्यात आला आहे. वाढते कौटुंबिक उत्पन्न, वेगाने होणारे शहरीकरण आणि तापमानात सातत्याने होणारी वाढ यामुळे देशात थंडाव्याच्या साधनांची मागणी मोठ्या प्रमाणात वाढत आहे. अधिकाधिक कुटुंबे मध्यम उत्पन्न गटात येत असल्याने आधुनिक विद्युत उपकरणांसह एसीचा वापरही वाढण्याची अपेक्षा आहे.

एसीच्या वाढत्या वापरामुळे विशेषतः उन्हाळ्याच्या दिवसांत विजेची मागणी मोठ्या प्रमाणात वाढू शकते. त्यामुळे भविष्यात वीजपुरवठा आणि ऊर्जा पायाभूत सुविधांचे नियोजन करणे महत्त्वाचे ठरणार आहे. आंतरराष्ट्रीय ऊर्जा संस्थेच्या अहवालानुसार, २०३५ पर्यंत जगातील एकूण एसींपैकी सुमारे २० टक्के एसी भारत आणि आग्नेय आशियात असतील. सध्या हे प्रमाण १० टक्क्यांपेक्षाही कमी आहे. विकसनशील देशांमध्ये आधुनिक थंडावा देणाऱ्या उपकरणांचा वापर वाढत असल्याचे यातून स्पष्ट होते.

उष्ण आणि दमट हवामान असूनही भारत आणि इंडोनेशियामध्ये सध्या पाचपैकी एकापेक्षा कमी कुटुंबांकडे एसी आहे.

मात्र, नागरिकांची क्रयशक्ती वाढणे, वीजपुरवठ्याचा विस्तार आणि ग्राहक कर्जाची उपलब्धता यामुळे आगामी काळात एसीची मागणी वाढण्यास मोठा वाव आहे. त्यामुळे या देशांमध्ये शीतकरण उपकरणांची बाजारपेठ वेगाने विस्तारण्याची शक्यता आहे.

याउलट विकसित देशांमध्ये एसीचा वापर आधीच मोठ्या प्रमाणात आहे. ऑस्ट्रेलिया, जपान आणि अमेरिकेत सुमारे ९० टक्के कुटुंबांकडे किमान एक एसी आहे. या तुलनेत भारतात एसीचा वापर अद्याप कमी असला, तरी वाढते उत्पन्न आणि बदलती जीवनशैली यामुळे आगामी दशकात मोठी वाढ अपेक्षित आहे. या वाढत्या मागणीची पूर्तता करण्यासाठी देशाला वीज निर्मिती आणि वितरण व्यवस्था अधिक सक्षम करण्याची गरज भासणार आहे. एसीच्या वापरात होणाऱ्या या संभाव्य वाढीमुळे देशाच्या ऊर्जा क्षेत्रासमोर नवीन आव्हाने निर्माण होण्याची शक्यता आहे.

विशेषतः उन्हाळ्यात विजेचा उच्चांक गाठणारा वापर लक्षात घेता, ऊर्जा कार्यक्षम एसीचा प्रसार, वीज बचत आणि शाश्वत शीतकरण तंत्रज्ञानाला प्रोत्साहन देणे आवश्यक ठरणार आहे. त्यामुळे वाढती मागणी पूर्ण करताना पर्यावरणावरील परिणाम कमी ठेवण्यावरही भर द्यावा लागणार आहे.

POST OFFER ADVERTISEMENT FOR THE ATTENTION OF THE EQUITY SHAREHOLDERS OF

ISHAAN INFRASTRUCTURES AND SHELTERS LIMITED ("TARGET COMPANY")

Registered Office: 507-B, Titanium City Centre, NR Sachin Towers, 100 Feet Road, Anandnagar, Satellite, Jodhpur Char Rasta, Ahmedabad, Gujarat-380015
Email: ishaaninfra9@gmail.com**; Website**: www.ishaaninfra.in**;**
CIN: L27501GJ1995PLC027912

Open Offer ("Offer") for Acquisition of upto 63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares of face value INR 10/- (Rupees Ten Only) each from equity shareholders of Ishaan Infrastructures and Shelters Limited ("Target Company") by Misun Pure Lights Private Limited (PAN: AAOCM0929K) ("Acquirer-1"), Mr. Ravi Prakash Bothra (PAN: AEIPB6350G) ("Acquirer-2"), Mr. Vaaibhav Bothrra (PAN: EWRPB5319A) ("Acquirer-3"), Mr. Rajesh Arora (PAN: AAGPA8236J) ("Acquirer-4") and Mr. Ashish Arora (PAN: BCBPA6149L) ("Acquirer-5") (hereinafter collectively referred to as "Acquirers") along with Ms. Yasha Bothra (PAN: AEEPB9420P) ("PAC-1"), Ms. Divyanshi Bothra (PAN: IBPPB0208D) ("PAC-2"), Ms. Sakshi Bothra (PAN: GLZPB2321F) ("PAC-3"), Rejesh Bothra (PAN: AEIPB6348G) ("PAC-4"), Sandeep Bothra (PAN: AEWPB9029E) ("PAC-5"), Priyanka Baid (PAN: AJOPB9906B) ("PAC-6"), Nirmala Bothra (PAN: AIZPB4377Q) ("PAC-7"), and Bothra Corp LLP (PAN: ABFFB0212K) ("PAC-8") (hereinafter collectively referred to as "PACs").

This Post Offer Advertisement is being issued by Novus Capital Advisors Private Limited (Formerly known as Fast Track Finsec Private Limited) **("Manager to the Offer")** on behalf of the Acquirers along with PACs in connection with the Offer made by the Acquirers to acquire 63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares of Face Value of INR 10/- (Rupees Ten Only) each **("Equity Shares")** of the Target Company for cash at a price of ₹14/- (Rupees Fourteen only) per equity share ("Offer Price"), representing 10.30%* of the Total Expanded Voting Share Capital of the Target Company **("Offer")**, in compliance with Regulation 18 (12) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and amendments thereof **["SEBI (SAST) Regulations, 2011"/ Regulations]**. The Detailed Public Statement with respect to the aforementioned Offer was published in the Financial Express (English daily) – All Editions, Jansatta (Hindi daily) – All Editions, Pratahkal (Marathi daily) – Mumbai Edition and Financial Express (Gujarati daily) – Gujarat Edition on Friday, September 04, 2026.

**In terms of Regulation 7(1) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 ("SEBI SAST Regulations"), the open offer is required to be made for at least 26% (twenty six percent) of the Expanded Voting Share Capital of the Target Company. As on the date of 10th working day from closure of tendering period, the public shareholding of the Target Company comprises 10.30% (Ten Point Three Percent) of the Expanded Voting Share Capital, after excluding the Other Shareholders of the Transferor Company who are proposed allottees in the preferential issue and are considered as Deemed Persons Acting in Concert with the Acquirers for the purposes of this open offer and are, accordingly, ineligible to participate in the Open Offer in compliance with the provisions of regulation 7(6) of the SEBI (SAST) Regulations, 2011). Accordingly, the open offer is being made to the eligible public shareholders holding 10.30% (Ten-Point Three Percent) of the Total Expanded Voting Share Capital of the Target Company.*

S. No.	Particulars	Details
1	**Name of the Target Company**	Ishaan Infrastructures and Shelters Limited
2	**Name of the Acquirers and PAC**	Misun Pure Lights Private Limited ("Acquirer-1") Mr. Ravi Prakash Bothra ("Acquirer-2") Mr. Vaaibhav Bothrra ("Acquirer-3") Mr. Rajesh Arora ("Acquirer-4") Mr. Ashish Arora ("Acquirer-5") Ms. Yasha Bothra ("PAC-1") Ms. Divyanshi Bothra ("PAC-2") Ms. Sakshi Bothra ("PAC-3") Mr. Rejesh Bothra ("PAC-4") Mr. Sandeep Bothra ("PAC-5") Ms. Priyanka Baid ("PAC-6") Ms. Nirmala Bothra ("PAC-7") Bothra Corp LLP ("PAC-8")
3	**Name of the Manager to the Offer**	Novus Capital Advisors Private Limited (Formerly known as Fast Track Finsec Private Limited)
4	**Name of the Registrar of the Offer**	Purva Sharegistry (India) Private Limited
5	**Offer Details:** **a) Date of Opening of the Offer** **b) Date of Closure of the Offer**	 a) Monday, November 02, 2026 b) Monday, November 16, 2026
6	**Date of Completion of Payment of Consideration and communication of Rejection/ Acceptance**	Monday, November 23, 2026

7. Details of the Acquisition:

Sr. No.	Particulars	Proposed in the Letter of Offer[1]	Actuals[1]
7.1	Offer Price	INR 14/- (Rupees Fourteen Only)	INR 14/- (Rupees Fourteen Only)
7.2	Aggregate no. of Shares Tendered	63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares[2]	Nil
7.3	Aggregate No. of Shares Accepted	63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares[2]	Nil
7.4	Size of the Offer (Number of Equity Shares multiplied by Offer Price per Equity Shares)	Rs. 8,88,79,000/-(Rupees Eight Crore Eighty-Eight Lakh Seventy-Nine Thousand Only)	Nil
7.5	Shareholding of the Acquirers/PACs before Public Announcement a) Number of Shares b) % of Equity Share Capital	 Nil 0.00%	 Nil 0.00%
7.6	Equity Shares proposed to be acquired pursuant to underlying transaction which triggered the regulation a) Number of Shares acquired b) % of Equity Share Capital	 3,66,87,012 59.51%	 Nil[3] 0.00%
7.7	Shares acquired by way of Open Offer a) Number of Shares acquired b) % of Equity Share Capital	 63,48,500[2] 10.30%	 Nil 0.00%
7.8	Shares acquired after Detailed Public Statement ("DPS") a) Number of Shares acquired b) % of Shares acquired c) Price of Shares acquired	 Nil 0.00% N.A.	 Nil 0.00% Nil

7.9	Post Offer shareholding of the Acquirers along with PACs	**No. of Shares**	**% of Equity Share Capital**	**No. of Shares**	**% of Equity Share Capital**
		4,30,35,512	69.80%	Nil[3]	0.00%
7.10	Pre & Post Offer shareholding of the Public a) No. b) % of Equity Share Capital	**Pre-Offer** 63,48,500 98.05%[4]	**Post-Offer** 1,84,91,880 29.99%	**Pre-Offer** 63,48,500 98.05%[4]	**Post-Offer** 63,48,500[5] [6] 10.30%

Note:

1. *Computed as a percentage of Expanded equity voting share capital of Target Company*
2. *Assuming full acceptance in the Open Offer.*
3. *The acquirers (except Acquirer-4) along with PACs are proposed to be allotted 3,66,87,012 equity shares pursuant to preferential issue through share swap arrangement. However, the application for obtaining in-principle approval for Proposed Preferential Issue from BSE Limited was duly submitted on September 03, 2026 and is currently under process. Hence, we have not considered the equity shares to be acquired, which triggered the regulations while calculating the actual figure.*
4. *This percentage is computed as a percentage of Existing Voting Share Capital of Target Company.*
5. *The public shareholding post open offer has been calculated after excluding 1,84,91,880 equity shares which are proposed to be allotted to other shareholders of Transferor Company-1 pursuant to proposed preferential issue through share swap arrangement. However, the application for obtaining in-principle approval for Proposed Preferential Issue from BSE Limited was duly submitted on September 03, 2026 and is currently under process. Hence, we have not considered 1,84,91,880 equity shares while calculating the actual figure.*
6. *No shares were tendered in the open offer.*

8. The Acquirers along with its directors and PACs severally and jointly accepts full responsibility for the information contained in this Post Offer Advertisement and also for the obligations under SEBI (Substantial Acquisition of Shares and Takeovers), 2011.
9. A copy of this Post Offer Advertisement will be available on the website of SEBI, BSE Limited and registered office of the Target Company.

Capitalized terms used in this Advertisement, but not defined herein, shall have the same meanings assigned to such terms in the Letter of Offer dated October 26, 2026.

Issued by Manager to the Offer on behalf of the Acquirers:

NOVUS CAPITAL ADVISORS
Empowering Ambitions Elevating Growth

Novus Capital Advisors Private Limited
(Formerly known as Fast Track Finsec Private Limited)
Office No. V-116, First Floor, New Delhi House, 27,
Barakhamba Road, New Delhi-110001
Tel. No.: +91-22-43029809
Email: mb@novuscaps.com
Website: www.novuscaps.com
Contact Person: Mr. Vikas Kumar Verma
SEBI Reg. No.: INM000012500
CIN: U65191DL2010PTC200381

Place: New Delhi
Date: November 23, 2026

ઋણ વસૂલી અધિકરણ-II

અરજી નં. ૨૩૨ /૨૦૨૬

(નાણા મંત્રાલય, ભારત સરકાર)
૩જો માળ, ભીખુભાઇ સોભાગી, ૧૮, ગાંધીગ્રીનપુર સોસાયટી, દિપક પેટ્રોલ પંપ સામે, એલીસબ્રીજ, અમદાવાદ-૩૮૦૦૦૬

ઓ.એ. નં.: ૪૩૦/૨૦૨૪ ઈએક્સપી નં.: એ/૧૧

અખબાર પ્રકાશન મારફત નોટીસ

બૅંક ઓફ બરોડા — અરજદાર

વિરુધ્ધ

ભૈરવી અપૂર્વ પટેલઅને અન્ય — પ્રતિવાદી

પ્રતિ,

(૧) ભૈરવી અપૂર્વ પટેલ
સરનામું: વૈશાલી ટ્રાવેલ્સની ઉપર, તાંભડી, વડ નાકા, રાજમહેલ રોડ, વડોદરા

અન્ય સરનામું : ૦૪, "શ્રીમ રેસીડેન્સી", વિશ્વામિત્રી ટાઉનશીપની સામે, ગુજરાત ટ્રેક્ટર જંક્શન, મુંજમહુડા, વડોદરા-૩૯૦૦૦૪

આથી ઉપર જણાવેલ અરજદારે આ ટ્રીબ્યુનલમાં ઉપર દર્શાવેલ અરજી ફાઇલ કરી છે.

૧. સામાન્ય પદ્ધતિથી સમન્સ/નોટીસની બજવણી થઇ શકી ન હોવાથી અને આ ટ્રીબ્યુનલ દ્વારા રેકર્લિક બજવણીની અરજી મંજૂર કરવામાં આવી છે.

૨. આથી પ્રતિવાદીઓને કારણ દર્શાવવા જણાવવામાં આવે છે કે શા માટે ઓરીજીનલ અરજીને મંજૂરી આપવી જોઇએ નહી.

૩. આ નોટીસ મળેથી તમોને **૨૬/૧૧/૨૦૨૬ ના રોજ સવારે ૧૦.૩૦ વાગે** આ ટ્રીબ્યુનલ સમક્ષ જાતે અથવા વકીલ મારફત હાજર રહેવા અને લેખીત નિવેદન/કબ્જેલી નકલ અરજકર્તાને આપવાનું જણાવવામાં આવે છે.

૪. નોંધ લેવો કે કસુરના કિસ્સામાં, તમારી ગેરહાજરીમાં અરજીની સુનવણી હાથ ધરવામાં આવશે અને નિર્ણય લેવામાં આવશે.

આજ રોજ તા. ૨૯/૦૮/૨૦૨૬ ના રોજ મારી સહી અને ટ્રિબ્યુનલની મહોર હેઠળ આપવામાં આવ્યું.

તૈયાર કરનાર — ચેક કરનાર — Seal — સેક્શન ઓફિસર
એમ.

ઋણ વસૂલી અધિકરણ-II

આઇટમ નં. ૨૫૩૨ /૨૦૨૬

(નાણા મંત્રાલય, ભારત સરકાર)
૩જો માળ, ભીખુભાઇ સોભાગી, દિપક પેટ્રોલ પંપ સામે, એલીસબ્રીજ, અમદાવાદ-૩૮૦૦૦૬

ઓ.એ. નં.: ૨૩૦/૨૦૨૫ ઈએક્સપી નં.: એ/૦૮

અખબાર પ્રકાશન મારફત નોટીસ

બૅંક ઓફ બરોડા — અરજદાર

વિરુધ્ધ

શ્રી સિદ્ધિવિનાયક ડેવલપર્સ અને અન્ય — પ્રતિવાદી

પ્રતિ,

(૧) શ્રી સિદ્ધિવિનાયક ડેવલપર્સ
ખાતે રજિસ્ટર્ડ ઓફિસ વૈશાલી ટ્રાવેલ્સ ઉપર, નેહરુ ભવન સામે, કીર્તિ સ્તંભ, વડોદરા, ગુજરાત - ૩૯૦૦૦૭

(૨) શ્રી અપૂર્વ દિનેશભાઇ પટેલ
૪, શ્રીમ રેસીડેન્સી, ગુજરાત ટ્રેક્ટર્સ પાસે, વિશ્વામિત્રી ટાઉનશીપની સામે, મુંજમહુડા, વડોદરા - ૩૯૦૦૨૦, ગુજરાત

(૩) શ્રીમતી ભૈરવી અપૂર્વ પટેલ
૪ શ્રીમ રેસીડેન્સી, ગુજરાત ટ્રેક્ટર્સ પાસે, વિશ્વામિત્રી ટાઉનશીપની સામે, મુંજમહુડા, વડોદરા - ૩૯૦૦૨૦, ગુજરાત

આથી ઉપર જણાવેલ અરજદારે આ ટ્રીબ્યુનલમાં ઉપર દર્શાવેલ અરજી ફાઇલ કરી છે.

૧. સામાન્ય પદ્ધતિથી સમન્સ/નોટીસની બજવણી થઇ શકી ન હોવાથી અને આ ટ્રીબ્યુનલ દ્વારા રેકર્લિક બજવણીની અરજી મંજૂર કરવામાં આવી છે.

૨. આથી પ્રતિવાદીઓને કારણ દર્શાવવા જણાવવામાં આવે છે કે શા માટે ઓરીજીનલ અરજીને મંજૂરી આપવી જોઇએ નહી.

૩. આ નોટીસ મળેથી તમોને **૨૬.૧૨.૨૦૨૬ ના રોજ સવારે ૧૦.૩૦ વાગે** આ ટ્રીબ્યુનલ સમક્ષ જાતે અથવા વકીલ મારફત હાજર રહેવા અને લેખીત નિવેદન/કબ્જેલી નકલ અરજકર્તાને આપવાનું જણાવવામાં આવે છે.

૪. નોંધ લેવો કે કસુરના કિસ્સામાં, તમારી ગેરહાજરીમાં અરજીની સુનવણી હાથ ધરવામાં આવશે અને નિર્ણય લેવામાં આવશે.

તા. ૨૧/૧૦/૨૦૨૬ ના રોજ આ ટ્રિબ્યુનલના સિક્કા અને મારી સહી હેઠળ આપવામાં આવ્યું.

તૈયાર કરનાર — ચેક કરનાર — Seal — સેક્શન ઓફિસર
એમ.

Protium પ્રોટિયમ ફાયનાન્સ લીમીટેડ

(અગાઉ ઓમ કોમ્સ ફાયનાન્શિયલ ટેકનોલોજીસ લીમીટેડ તરીકે ઓળખાતી)

રજીસ્ટર્ડ અને કોર્પોરેટ ઓફીસનું સરનામું : સાતમો માળ, ભ્લોક બી-૨, ફ્રેઝ-૨, નિર્લોન ભોજપાઇ, પહાડી ગામ, ઇ વેસ્ટર્ન એક્સપ્રેસ હાઇવે પાસે, દામા કમ્પ્લેક્ષ વેસ્ટર્ન કોરેટ, ગોરેગાંવ (ઇસ્ટ), મુંબઇ-૪૦૦૦૬૩, મહારાષ્ટ્ર

કબજા નોટીસ (કલમ ૧૩(૪) હેઠળ અને સિક્યોરીટી ઇન્ટરેસ્ટ એન્ફોર્સમેન્ટ નિયમો, ૨૦૦૨ ના નિયમ ૮(૧) સાથે વંચાતા પરિશિષ્ટ ૪ મુજબ)

જણાવાનું કે, પ્રોટિયમ ફાયનાન્સ લીમીટેડ (અહી પછી પ્રોટિયમ ફાયનાન્સ લીમીટેડ તરીકે ઇર્ણાવેલ છે) ના નીચે સહી કરનાર અધિકૃત અધિકારીએ સિક્યોરીટાઇઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાયનાન્શિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યોરીટી ઇન્ટરેસ્ટ એક્ટ, ૨૦૦૨ (૨૦૦૨ નો એક્ટ ૫૪) (સરફેસી એક્ટ) હેઠળ અને સિક્યોરીટી ઇન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ ના નિયમ ૩ સાથે વંચાતી કલમ ૧૩(૨) હેઠળ પાય તલાની રૂપે **૨૬ ઓક્ટોબર, ૨૦૨૬** ના રોજ **માંગણા નોટીસ** ઇસ્યુ કરી હેવાલ : **અપ્પલુમાર તિવારી પેના સીથા પ્રોપ્રસાદર અપ્પલુમાર તિવારી જે સપ્રેસ્કુમારના પુત્ર અને ૨૩૫-હેવાદાર : ૧ : વિજયકુમાર તિવારી જે સપ્રેશ પ્રસાદના પુત્ર, ૨. અપ્પલુમાર તિવારી જે સપ્રેસ્કુમારના પુત્રને લોન એકાઉન્ટ નં. GS056EEL2473929 ના સંદર્ભમાં** નોટીસમાં જણાવેલ રકમ **રૂા. ૨૦,૧૩,૬૯,૫૬/- (રૂપિયા વીસ લાખ તેર હજાર છસ્સો છોંતેર અને એકાવન પૈસા પુરા) ૩૧ ઓગસ્ટ, ૨૦૨૬** મુજબ વા નોટીસ મળ્યાની તારીખથી ૬૦ દિવસની અંદર ચુકવવા જણાવ્યું છે.

દેવાદારે રકમની પરત ચુકવણી કરવામાં નિષ્ફળ ગયા હોવાથી દેવાદાર તથા જાહેર જનતાને જાણ કરવામાં આવે છે કે નીચે સહી કરનાર સિક્યોરીટી ઇન્ટરેસ્ટ એન્ફોર્સમેન્ટ નિયમો, ૨૦૦૨ ના નિયમ ૮ સાથેવંચાતી જણાવેલ એકાઉન્ટી કલમ ૧૩ ની પેટા કલમ ૪ હેઠળ તેમને પ્રાપ્ત તલાની ઉપરોક્ત કલીમે સહી નીચે જણાવેલ મિલકતની **સાંકેતિક કબ્જો ૨૦ નવેમ્બર, ૨૦૨૬** ના રોજ લઈ લીધો છે.

ખાસ કરીને દેવાદારે અને જાહેર જનતાને આથી મિલકત સાથે કોઈ સોદો ન કરવા સાવાર કરવામાં આવે છે અને મિલકત સાથેનો કોઈપણ સોદા પ્રોટિયમ ફાયનાન્સ લીમીટેડની રકમ **રૂા. ૨૦,૧૩,૬૯,૫૬/- (રૂપિયા વીસ લાખ તેર હજાર છસ્સો છોંતેર અને એકાવન પૈસા પુરા)** ની રકમ અને તેના પરના વડત વ્યાજ વગા કરવીને લોકર, સાર્થિક, ખર્ચના સાર્ષની આધિન રહેશે.

સિક્યોર્ડ મિલકત પરત મેળવવા માટે ઉપલબ્ધ સમયના સંબંધમાં એક્ટની કલમ ૧૩ ની પેટા-કલમ (૮) ની જોગવાઈઓ પ્રત્યે દેવાદારોનું ધ્યાન દોરવામાં આવે છે.

ગીરો મિલકતની વિગત :

શેડ નં. ૪, ખમીન નો.સી. ૩૦-૩૦ સળ પ્લોટ નં. ૧ થી ૪(૧+૨), પ્લોટ નં. ૧ થી ૪, રેવન્યુ સર્વે નં. ૨૬૭ પૈકી, ગામ-ચાપર, તાલુકો-શેટસાંગાણી, જિલ્લો-રાજકોટ ખાતેની મિલકત, ઉત્તર : શેડ, દક્ષિણ : શેડ નં. ૨ ની ખમીનનો પ્લોટ પૈકી, પૂર્વ : પ્લોટ પૈકી ખમીનનો શેડ નં. ૫, પશ્ચિમ : પ્લોટ પૈકીની શેડ નં. ૩ ની ખમીન

તારીખ : ૨૦-૧૧-૨૦૨૬ — **સહી/- પ્રોટિયમ ફાયનાન્સ લીમીટેડ વતી**
સ્થળ : રાજકોટ, ગુજરાત — **અધિકૃત અધિકારી**

કેનરા બૅંક Canara Bank

A Government of India Undertaking

Syndicate

કેનરા બૅંક માધાપર શાખા :
બસ સ્ટેન્ડ સામે, પોલીસ ચોકી પાસે, ખુબા પાસ, ભુજ, માધાપર - ૩૭૦ ૦૨૦

સાંકેતિક કબજા નોટીસ

આથી, **કેનરા બૅંક** ના નીચે સહી કરનાર અધિકૃત અધિકારીએ સિકયોરિટાઇઝેશન એન્ડ રીકન્સ્ટ્રકશન ઓફ ફાયનાન્સિયલ એસેટસ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિકયુરીટી ઇન્ટરેસ્ટ એક્ટ ૨૦૦૨ (૨૦૦૨ની ૫૪) તથા કલમ ૧૩ (૧૨) હેઠળ મળેલ સત્તાની રૂએ સિકયુરીટી ઇન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમ ૨૦૦૨ અંતર્ગત નિયમ ૩ ને વંચાણે લઇને **તારીખ ૦૪.૦૬.૨૦૨૬** ના રોજ ડીમાન્ડ નોટિસ જારી કરીને **ઉધારકર્તા શ્રીમતી ધ્રિબાબા નરેન્દ્રસિંહ જાડેજા** ને નોટીસમાં ઉલ્લેખિત તા. ૨૯.૦૭.૨૦૨૬ ના રોજની હાઉર્સીંગ લોન એકાઉન્ટની બાકી લેણી રકમ **રૂા. ૧૪,૧૨,૯૯૨.૯૭/- (રૂપિયા ચૌદ લાખ બાર હજાર નવસો બાણું અને સતાણું પૈસા પુરા)** + તા. ૨૯.૦૭.૨૦૨૬ થી તેના ઉપરના વ્યાજ અને અન્ય ખર્ચાઓ ચાર્જીની રકમ, આ સાથેના નોટીસ મળ્યાની તારીખથી ૬૦ દિવસની અંદર ભરવા જણાવેલ હતું.

ઉધારકર્તાઓ સરદાર્થ રકમ ચુકવવામાં નિષ્ફળ ગયેલ હોવાથી, ઉધારકર્તાઓ અને જાહેર જનતાને નોટીસ આપવામાં આવે છે કે કલમ ૧૩ (૪) અંતર્ગત અધિનિયમના નિયમ ૮ અને ૯ ને વંચાણે લેતા આપેલી સત્તાની રૂએ તે/ તેણી અધોહસ્તાક્ષરીએ **૧૭ નવેમ્બર, ૨૦૨૬** ના રોજ નીચે જણાવેલ મિલકતનો **સાંકેતિક કબ્જો** લઇ લીધેલ છે.

ઉધારકર્તા ને વિશેષરૂપથી તથા જાહેર જનતાને આથી સરદર્હુ મિલ્કત અંગે કોઈપણ જાતનો વ્યવહાર ન કરવાની ચેતવણી આપવામાં આવે છે. સરદર્હુ મિલ્કત અંગે કરેલો કોઈપણ વ્યવહાર **કેનરા બૅંક, માધાપર શાખા** ની તા. ૨૯.૦૭.૨૦૨૬ ના રોજની હાઉર્સીંગ લોન એકાઉન્ટની બાકી લેણી રકમ **રૂા. ૧૪,૧૨,૯૯૨.૯૭/- (રૂપિયા ચૌદ લાખ બાર હજાર નવસો બાણું અને સતાણું પૈસા પુરા)** + તા. ૨૯.૦૭.૨૦૨૬ થી તેના ઉપરના વ્યાજ અને અન્ય ખર્ચાઓ સહીતના બોજાને આધીન રહેશે.

સુરક્ષિત સંપત્તિના મુક્ત કરવા માટે ઉપલબ્ધ સમયમાં સંદર્ભમાં એક્ટની કલમ ૧૩ની પેટા કલમ (૮) ની જોગવાઈ ઉધારકર્તાઓને ધ્યાનમાં લેવાનું જણાવવામાં આવે છે.

સ્થાવર મિલકતનું વર્ણન

ઇકવીટીબલ મોર્ગેજ કરેલ બધા ભાગ અને અંશ સહિતની જમીન અને બિલ્ડીંગ : જે પ્લોટ નં ૧૭ પર સ્થપાયેલ અથવા બંધાયેલ છે તે રેવન્યુ સર્વે નં. ૧૪૧/૧/પી ૨, ગામ : માધાપર, તાલુકો : ભુજ, જી. કચ્છ ખાતે સ્થિત છે. **પ્લોટનો વિસ્તાર : ૮૩.૮૭ ચો.મી. સદરહુ મિલકતની મર્યાદિમા નીચે મુજબ છે ઃ ઉત્તર :** પ્લોટ નં. ૧૬, **દક્ષિણ :** પ્લોટ નં. ૧૮, **પૂર્વ :** ૭.૫૦ મી. આંતરિક રસ્તો, **પશ્ચિમ :** પ્લોટ નં. ૨૧

Cersai Asset Id : 200031643951

તારીખ : ૧૭.૧૧.૨૦૨૬, સ્થળ : માધાપર, ભુજ — **અધિકૃત અધિકારી, કેનરા બૅંક**
(આ નોટિસનું અંગ્રેજીથી પ્રાદેશિક (ગુજરાતી) ભાષામાં અનુવાદ કરવી બધે કોઈ શંકા થવાને તો અત્રત અંગ્રેજી ભાષાનું જ માન ગણાશે)

POST OFFER ADVERTISEMENT FOR THE ATTENTION OF THE EQUITY SHAREHOLDERS OF

ISHAAN INFRASTRUCTURES AND SHELTERS LIMITED ("TARGET COMPANY")

Registered Office: 507-B, Titanium City Centre, NR Sachin Towers, 100 Feet Road, Anandnagar, Satellite, Jodhpur Char Rasta, Ahmedabad, Gujarat-380015
Email: ishaaninfra9@gmail.com**; Website**: www.ishaaninfra.in;
CIN: L27501GJ1995PLC027912

Open Offer ("Offer") for Acquisition of upto 63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares of face value INR 10/- (Rupees Ten Only) each from equity shareholders of Ishaan Infrastructures and Shelters Limited ("Target Company") by Misun Pure Lights Private Limited (PAN: AAOCM0929K) ("Acquirer-1"), Mr. Ravi Prakash Bothra (PAN: AEIPB6350G) ("Acquirer-2"), Mr. Vaaibhav Bothrra (PAN: EWRPB5319A) ("Acquirer-3"), Mr. Rajesh Arora (PAN: AAGPA8236J) ("Acquirer-4") and Mr. Ashish Arora (PAN: BCBPA6149L) ("Acquirer-5") (hereinafter collectively referred to as "Acquirers") along with Ms. Yasha Bothra (PAN: AEEPB9420P) ("PAC-1"), Ms. Divyanshi Bothra (PAN: IBPPB0208D) ("PAC-2"), Ms. Sakshi Bothra (PAN: GLZPB2321F) ("PAC-3"), Rejesh Bothra (PAN: AEIPB6348G) ("PAC-4"), Sandeep Bothra (PAN: AEWPB9029E) ("PAC-5"), Priyanka Baid (PAN: AJOPB9906B) ("PAC-6"), Nirmala Bothra (PAN: AIZPB4377Q) ("PAC-7"), and Bothra Corp LLP (PAN: ABFFB0212K) ("PAC-8") (hereinafter collectively referred to as "PACs").

This Post Offer Advertisement is being issued by Novus Capital Advisors Private Limited (Formerly known as Fast Track Finsec Private Limited) **("Manager to the Offer")** on behalf of the Acquirers along with PACs in connection with the Offer made by the Acquirers to acquire 63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares of Face Value of INR 10/- (Rupees Ten Only) each **("Equity Shares")** of the Target Company for cash at a price of ₹14/- (Rupees Fourteen only) per equity share ("Offer Price"), representing 10.30%* of the Total Expanded Voting Share Capital of the Target Company **("Offer")**, in compliance with Regulation 18 (12) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and amendments thereof **["SEBI (SAST) Regulations, 2011"/ Regulations]**. The Detailed Public Statement with respect to the aforementioned Offer was published in the Financial Express (English daily) - All Editions, Jansatta (Hindi daily) - All Editions, Pratahkal (Marathi daily) - Mumbai Edition and Financial Express (Gujarati daily) - Gujarat Edition on Friday, September 04, 2026.

**In terms of Regulation 7(1) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 ("SEBI SAST Regulations"), the open offer is required to be made for at least 26% (twenty six percent) of the Expanded Voting Share Capital of the Target Company. As on the date of 10th working day from closure of tendering period, the public shareholding of the Target Company comprises 10.30% (Ten Point Three Percent) of the Expanded Voting Share Capital, after excluding the Other Shareholders of the Transferor Company who are proposed allottees in the preferential issue and are considered as Deemed Persons Acting in Concert with the Acquirers for the purposes of this open offer and are, accordingly, ineligible to participate in the Open Offer in compliance with the provisions of regulation 7(6) of the SEBI (SAST) Regulations, 2011). Accordingly, the open offer is being made to the eligible public shareholders holding 10.30% (Ten-Point Three Percent) of the Total Expanded Voting Share Capital of the Target Company.*

S. No.	Particulars	Details
1	**Name of the Target Company**	Ishaan Infrastructures and Shelters Limited
2	**Name of the Acquirers and PAC**	Misun Pure Lights Private Limited ("Acquirer-1") Mr. Ravi Prakash Bothra ("Acquirer-2") Mr. Vaaibhav Bothrra ("Acquirer-3") Mr. Rajesh Arora ("Acquirer-4") Mr. Ashish Arora ("Acquirer-5") Ms. Yasha Bothra ("PAC-1") Ms. Divyanshi Bothra ("PAC-2") Ms. Sakshi Bothra ("PAC-3") Mr. Rejesh Bothra ("PAC-4") Mr. Sandeep Bothra ("PAC-5") Ms. Priyanka Baid ("PAC-6") Ms. Nirmala Bothra ("PAC-7") Bothra Corp LLP ("PAC-8")
3	**Name of the Manager to the Offer**	Novus Capital Advisors Private Limited (Formerly known as Fast Track Finsec Private Limited)
4	**Name of the Registrar of the Offer**	Purva Sharegistry (India) Private Limited
5	**Offer Details:** **a) Date of Opening of the Offer** **b) Date of Closure of the Offer**	 a) Monday, November 02, 2026 b) Monday, November 16, 2026
6	**Date of Completion of Payment of Consideration and communication of Rejection/ Acceptance**	Monday, November 23, 2026

7. Details of the Acquisition:

Sr. No.	Particulars	Proposed in the Letter of Offer[1]	Actuals[1]
7.1	Offer Price	INR 14/- (Rupees Fourteen Only)	INR 14/- (Rupees Fourteen Only)
7.2	Aggregate no. of Shares Tendered	63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares[2]	Nil
7.3	Aggregate No. of Shares Accepted	63,48,500 (Sixty-Three Lakh Forty-Eight Thousand Five Hundred) Equity Shares[2]	Nil
7.4	Size of the Offer (Number of Equity Shares multiplied by Offer Price per Equity Shares)	Rs. 8,88,79,000/-(Rupees Eight Crore Eighty-Eight Lakh Seventy-Nine Thousand Only)	Nil
7.5	Shareholding of the Acquirers/PACs before Public Announcement a) Number of Shares b) % of Equity Share Capital	 Nil 0.00%	 Nil 0.00%
7.6	Equity Shares proposed to be acquired pursuant to underlying transaction which triggered the regulation a) Number of Shares acquired b) % of Equity Share Capital	 3,66,87,012 59.51%	 Nil[3] 0.00%
7.7	Shares acquired by way of Open Offer a) Number of Shares acquired b) % of Equity Share Capital	 63,48,500[2] 10.30%	 Nil 0.00%
7.8	Shares acquired after Detailed Public Statement ("DPS") a) Number of Shares acquired b) % of Shares acquired c) Price of Shares acquired	 Nil 0.00% N.A.	 Nil 0.00% Nil
7.9	Post Offer shareholding of the Acquirers along with PACs	**No. of Shares** 4,30,35,512	**% of Equity Share Capital** 69.80%	**No. of Shares** Nil[3]	**% of Equity Share Capital** 0.00%
7.10	Pre & Post Offer shareholding of the Public a) No. b) % of Equity Share Capital	**Pre-Offer** 63,48,500 98.05%[4]	**Post-Offer** 1,84,91,880 29.99%	**Pre-Offer** 63,48,500 98.05%[4]	**Post-Offer** 63,48,500[5] [6] 10.30%

Note:

1. *Computed as a percentage of Expanded equity voting share capital of Target Company*
2. *Assuming full acceptance in the Open Offer.*
3. *The acquirers (except Acquirer-4) along with PACs are proposed to be allotted 3,66,87,012 equity shares pursuant to preferential issue through share swap arrangement. However, the application for obtaining in-principle approval for Proposed Preferential Issue from BSE Limited was duly submitted on September 03, 2026 and is currently under process. Hence, we have not considered the equity shares to be acquired, which triggered the regulations while calculating the actual figure.*
4. *This percentage is computed as a percentage of Existing Voting Share Capital of Target Company.*
5. *The public shareholding post open offer has been calculated after excluding 1,84,91,880 equity shares which are proposed to be allotted to other shareholders of Transferor Company-1 pursuant to proposed preferential issue through share swap arrangement. However, the application for obtaining in-principle approval for Proposed Preferential Issue from BSE Limited was duly submitted on September 03, 2026 and is currently under process. Hence, we have not considered 1,84,91,880 equity shares while calculating the actual figure.*
6. *No shares were tendered in the open offer.*

8. The Acquirers along with its directors and PACs severally and jointly accepts full responsibility for the information contained in this Post Offer Advertisement and also for the obligations under SEBI (Substantial Acquisition of Shares and Takeovers), 2011.
9. A copy of this Post Offer Advertisement will be available on the website of SEBI, BSE Limited and registered office of the Target Company.

Capitalized terms used in this Advertisement, but not defined herein, shall have the same meanings assigned to such terms in the Letter of Offer dated October 26, 2026.

Issued by Manager to the Offer on behalf of the Acquirers:

Novus Capital Advisors Private Limited
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Email: mb@novuscaps.com
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Contact Person: Mr. Vikas Kumar Verma
SEBI Reg. No.: INM000012500
CIN: U65191DL2010PTC200381

Place: New Delhi
Date: November 23, 2026