

# ABHA PROPERTY PROJECT LIMITED

29, GANESH CHANDRA AVENUE, 4<sup>TH</sup> FLOOR, ROOM NO 407,  
KOLKATA- 700013

**August 29, 2024**

To,  
The Secretary,  
The Calcutta Stock Exchange Association Limited,  
7, Lyons Range, Dalhousie,  
Kolkata – 700 001

**Sub: Submission of Newspaper Advertisement for Issue Opening for the Purpose of Rights Issue under Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

**Re.: Abha Property Project Ltd (CSE Scrip Code: 011594)**

Dear Sir,

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of newspaper advertisement published in the following Newspapers on August 29, 2024 with respect to Issue Opening for the purpose of Rights Issue:

Name of the Newspaper	Language	Edition
Financial Express	English	English National Daily
Jansatta	Hindi	Hindi National Daily
Arthik Lipi	Bengali	Regional Newspaper

Copy of the advertisement is enclosed for your record.

**Yours faithfully,**

For and on behalf of  
**For Abha Property Project Ltd**

**Santanu Kumar Hazra**  
**Company Secretary & Compliance Officer**

Encl.: As stated above







**ABHA  
PROP  
PROJ**

\*Assuming full subscription with respect to Rights Equity Shares

**WEDNESDAY, SEPTEMBER 04, 2024**

\*Application Supported by Blocked Amount (ASBA) is a better way of applying to issues by simply blocking the fund in the bank account, investors can avail the same. For further details check section on ASBA below.

The Company and the Lead Manager are not making, and will not make, and will not participate or otherwise be involved in any offers or sales of the Rights Entitlements, the Rights Equity Shares or any other security with respect to this Issue in the United States.

Our Company, in connection with our offering of the Rights Entitlements, reserves the right to treat as invalid any offer from our Company or its agents to whom we have received notice of assignment from the United States Securities and Exchange Commission's Form D filing certification set out in the Application form headed "Overseas Shareholders" to the effect that the person accepting and/or renouncing the Application does not have a registered address (and is not otherwise located) in the country specified in the Application form. We reserve the right to refuse to accept such Application if it appears to us that the person is not located in the country where our Company believes that the Application Form is incomplete or the acceptance of such Application may infringe applicable legal or regulatory requirements; or (iv) where a registered Indian address is not provided and our Company shall not be bound to issue or allot any Rights Equity Share in respect of any such Application.

The above information is given for the benefit of the Applicant(s)/ Investors. Our Company and the Lead Manager are not liable for any amendments or modification or changes in applicable laws or regulations, which may occur after the date of the letter of offer. Investors are advised to make their independent investigations and seek professional advice before investing in the Rights Entitlements.

**CREDIT OF RIGHTS ENTITLEMENTS IN DEMAT ACCOUNTS OF ELIGIBLE EQUITY SHAREHOLDERS:** Pursuant to provisions of the SEBI ICDR Regulations and in terms of the Letter of Offer, the Rights Entitlements of the Eligible Equity Shareholders have been credited in the respective demat account under the ISIN - [EQUITY](#).

Eligible Equity Shareholders can obtain the details of their respective Rights Entitlements from the website of the Registrar ([www.rmpd.in](#)) by entering their DP ID and Client ID or Folio Number (In case of Eligible Equity Shareholders holding Equity Shares in physical form). The link for the same shall also be available on the website of the Registrar.

**LAST DATE FOR APPLICATION:** The latest for submission of the fully filled-in application form or a plain paper Application in September 09, 2024, i.e., 3 days from Date. The Board of Directors may extend the said date for such period as it may determine from time to time, subject to the Issue Period not exceeding 30 days from the Issue Closing Date (inclusive of the Issuance Dates).

**SCSB and SEBI:** The Company is not registered with the SEBI Limited and the Application Money is not blocked with the SEBI, on or before the Closing Date and such date may be extended by the Board of Directors, the invitation to offer contained in the Letter of Offer shall be deemed to have been declined and the Board of Directors shall be at liberty to dispose of the Rights Equity Shares hereby offered, as provided under the section "Basic Allotment" on page 144 of the L.O.F.

**ASBA Process:** The Issuance Dates Applications through ASBA process will be uploaded until 5.00 p.m. (Indian Standard Time) or such extended time as permitted by the Stock Exchange.

**ALLOTMENT ONLY IN DEMATERIALIZED FORM:** The Allotment of Equity Shares pursuant to the Application of Equity Shares will only be made in dematerialized form. In accordance with SEBI Circular SEBIHO/CFI DED/ILCORP/2020/13 dated January 22, 2020, the credit of Rights Entitlement and the Allotment of Equity Shares shall be made in dematerialized form. The Company has opted for dematerialized form of Equity Shares. The Company in the name and style of "Ahaa Property Project Limited-Unclaimed Securities Suspense Escrow Account". Eligible Equity Shareholders holding Equity Shares in physical form as on Record Date and desirous of subscribing to Equity Shares in this are advised to furnish the details of their demand account to the Company.

the Registrar of our Company at least two Working Days prior to the Issue Closing Date, to enable the Unit Holder or other Eligible Shareholders in their respective demat accounts at least one day before the Issue Closing Date. The Rights Entitlement of the Physical Shareholders who do not furnish the details of their demat account to the Registrar not later than two Working Days prior to the Issue Closing Date, shall lapse. For further details, see "Terms of Issue - Procedure for Application" and "Terms of Issue - Credit of Rights Entitlement in Demat Accounts of Eligible Equity Shareholders" on pages 131 and 121 of the LOF, respectively.

**INVESTORS MAY PLEASE NOTE THAT THE EQUITY SHARES CAN BE TRADED ON THE STOCK EXCHANGE ONLY IN DEMATERIALIZED FORM.**

**LISTING:** The existing equity shares of company are listed on The Calcutta Stock Exchange Limited ("CSE"). Our Company has received "in-principle" approval from The Calcutta Stock Exchange Limited ("CSE") for listing the Rights Equity Shares vide their letter dated June 07, 2024. For the purposes of the Issue, the Designated Stock Exchange is CSE.

**DISCLAIMER CLAUSE OF SEBI:** In terms of Regulation 3 of SEBI (CDR) regulation, in case of Rights Issue share size is less than Rupees Fifty Crores, the issuer shall prepare the letter of offer in accordance with requirement as specified in the regulation and file the same with the SEBI for information and dissemination on the SEBI's website.

the Board of Directors of our Company has approved and passed resolution on May 21, 2021 to authorize the Board of Directors to raise the funds by way of the issuance of the Securities, and the Board of Directors of our Company has not been advised by SEBI for their approval. Only the Letter of Offer has been filed with the SEBI for information and dissemination on the SEBI's website.

**HOWEVER, IT IS TO BE DISTINCTLY UNDERSTOOD THAT SUBMISSION OF THE LETTER OF OFFER TO THE SECURITIES AND EXCHANGE BOARD OF INDIA ("SEBI") SHOULD NOT IN ANY WAY BE DEEMED OR CONSTRUED THAT THE SAME HAS BEEN CLEARED OR APPROVED BY SEBI. SEBI DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED IN THE LETTER OF OFFER. NO ISSUE IS PROPOSED TO BE MADE OR FOR THE CORRECTNESS OF THE STATEMENTS MADE OR OPINIONS EXPRESSED IN THE LETTER OF OFFER.**

**DISCLAIMER CLAUSE OF CSE (THE DESIGNATED STOCK EXCHANGE):** It is to be distinctly understood that the permission given by CSE Ltd. should not in any way be deemed or construed that the Letter of Offer has been cleared or approved by CSE Ltd., nor does it certify the correctness or completeness of any of the contents of the Letter of Offer. The investors are advised to refer to the Letter of Offer for the full text of the disclaimer clause of the CSE Ltd. The investors are advised to

**DISCLAIMER CLAUSE OF BSE LIMITATION** is to be distinctly understood that the permission given by BSE is solely for use of the bidding platform of BSE (i.e. Internet Based-Book Building System (IBBS)) for the Rights Issue and that it should not in any way be deemed or construed that the Letter of Offer has been sanctioned, cleared or approved by BSE, nor does it carry the correctness, accuracy or completeness of any of the contents of the Letter of Offer. The investors are advised to read the Letter of Offer and the IBBS platform of BSE carefully and to understand that the IBBS platform of BSE is only for the purpose of the Rights Issue and that the Company is not responsible for the correctness, accuracy or completeness of any of the contents of the Letter of Offer. The investors are advised to read the Letter of Offer and the IBBS platform of BSE carefully and to understand that the IBBS platform of BSE is only for the purpose of the Rights Issue and that the Company is not responsible for the correctness, accuracy or completeness of any of the contents of the Letter of Offer. For more information on "DISCLAIMER CLAUSE OF BSE LIMITATION" please refer to the "DISCLAIMER CLAUSE OF BSE LIMITATION" issued by the Company on Page 115 of the LOF.

**BANKED TO THE ISSUE: ICICI BANK LTD.**

**INVESTORS ARE ADVISED TO REFER THE LOF, AOF, AND THE RISK FACTORS CONTAINED THEREIN BEFORE APPLYING IN THE ISSUE.**

**DISPATCH AND AVAILABILITY OF ISSUE MATERIALS:** In accordance with the SEBI (ICDR) Regulations and relevant SEBI circulars on Rights Issue, our Company has arranged to make the Issue Materials available to the investors. The Issue Materials are available to the investors from the date of the release of the Equity Shareholders who have provided their e-mail addresses: (i) physical delivery only to the Indian address of resident Eligible Equity Shareholders, on our

reasonable effort basis, whose e-mail addresses are not available with our Company or the Eligible Equity Shareholders have not provided the valid email address to our Company; (iii) physical delivery only to the Indian addresses of the non-resident Eligible Equity Shareholders, on a reasonable effort basis, who have provided an Indian address to our Company; and (iv) to the e-mail addresses of the foreign corporate or institutional shareholders.

The Letter of Offer will also be provided by our Company to any existing Shareholder who makes a request in this regard. Please note that Eligible Equity Shareholders, in order to update the respective Indian addresses/email addresses/mobile numbers in the records maintained by the Registrar or our Company, should visit

**www.mdpl.in.** Investors can access the Issue Materials (provided that the Eligible Equity Shareholder is eligible to subscribe for the Rights Equity Shares under applicable securities laws) on the websites of

- our Company: <https://abhaaproperty.in/>;
- the Registrar at [www.mdpl.in](http://www.mdpl.in);
- the Lead Manager at [www.intelligentgroup.org.in](http://www.intelligentgroup.org.in);
- the Designated Stock Exchange at [www.cse-india.com](http://www.cse-india.com);

Eligible Equity Shareholders can obtain the details of their respective Rights Entitlements from the website of the Registrar [www.mdpl.in](http://www.mdpl.in) by entering their DP ID and Client ID or Folio Number (in case of Eligible Equity Shareholders holding Equity Shares in physical form) and PAN. The link for the same shall also be available on the website of our Company: <https://labhnaamnavty.in/>.

Further, our Company along with the Lead Manager will undertake all adequate steps to reach out the Eligible Equity Shareholders who have provided their Indian address through other means, as may be feasible. Our Company and the Lead Manager and the Registrar will not be liable for non-dispatch of physical copies of Issue materials, including the Letter of Offer, the Abridged Letter of Offer, the Rights Entitlement Letter and the Application Form or delay in the receipt of the Letter of Offer the

**OTHER IMPORTANT LINKS AND HELPLINE:** The Investors can visit following links for the below-mentioned purposes:

- Frequently asked questions and online/electronic dedicated investor helpdesk for guidance on the Application process and resolution of difficulties faced by the Investors - 951-33-2248 2248;
- Update of Email address/ mobile number in the records maintained by the Registrar or our Company, Maheshwari Datamatics Private Limited ([www.mdpl.in](http://www.mdpl.in))
- Update of Indian address in the records maintained by the Registrar or our Company by email to: [mdpldc@yahoo.com](mailto:mdpldc@yahoo.com)
- Update of demat account details by Eligible Equity Shareholders holding shares in physical form: [mdpldc@yahoo.com](mailto:mdpldc@yahoo.com)
- Submission of self-attested PAN, client master sheet and demat account details by non-resident Eligible Equity Shareholders: [mdpldc@yahoo.com](mailto:mdpldc@yahoo.com)

LEAD MANAGER TO THE ISSUE	REGISTRAR TO THE COMPANY & ISSUE	COMPANY SECRETARY & COMPLIANCE OFFICER
 <b>Intelligent Money Managers</b>	 <b>Maheshwari Datamatics Private Limited</b>	 <b>Mr. Santanu Kumar Hazra,</b>

**Private Limited**  
 CIN: U65024MH2010PTC156220  
 SEBI REGD. NO.: IN3000212169  
**Validity of Registration:** Permanent  
**Contact Person:** Amit Kumar Mishra  
 Address: YMCA Building,  
 Jewarville Naraina Road, 2nd Floor,  
 Kolkata-700057  
 Tel. No.: +91-33-4065 6289  
 E-mail id: info@intellegentgroup.in

**CIN:** U22211WB1982PTC304886  
**SEBI REGD. NO.:** INR0000033554  
**Validity of Registration:** Permanent  
**Contact Person:** Mr. Ravi Kumar Bahl  
 Address: 23, R. N. Mukherjee Road, 5th Floor,  
 Kolkata-700001  
 Tel. No.: +91-33-2248 2248  
 Fax No.: +91-33-2248 4787  
 Email id: mrdps@yahoo.com  
 Website: www.mrdp.in

**Company Secretary & Compliance Officer**  
**Asha Property Project Limited**  
 CIN: L51999WB2010PTC020341  
**Registered office:** 29, Ganesh Chandra Avenue, 4th Floor,  
 Room No 407, Kolkata - 700 013.  
**Tel. No.:** +91-33-6644 7200  
**Fax No.:** +91-33-6644 7201  
**E-Mail id:** ashaproperty@gmail.com  
**Website:** theashaproperty.in

<https://www.intelligencegroup.org.in/>

Investors may contact our Company Secretary and Compliance Officer and/or Registrar to the Issue, in case of any pre-issued related problems, such as non-receipt of allotment orders, credit of allotted EDP in the respective beneficiary account or refund orders.

**For ABHA PROPERTY PROJECT LIMITED**

Santanu Kumar Hazra  
Company Secretary & Compliance Officer

**Date :** August 28, 2024  
**Place :** Kolkata

**ABHA PROPERTY PROJECT LIMITED** is proposing, subject to applicable statutory & regulatory requirements, Receipt of requisite approvals, market conditions and other considerations, to make a rights issue of its Equity Shares to its eligible equity shareholders and has filed LOF with the Stock Exchanges. The LOF shall be available at the website of the Issuer and the Offer shall refer to the offer letter, prospectus, responses to queries received from investors, responses to comments on the website of Registrar to the Issue at [www.mddpi.in](http://www.mddpi.in). Potential investors should note that investment in Equity Shares involves a high degree of risk and for details relating to the same, see the section titled "Risk Factors" on Page 19 of the LOF. **The securities offered via the Letter of Offer are not being offered to investors who are not resident in India.**

Date : August 28, 2024  
Place : Kolkata

**Place:** Kolkata **Company Secretary & Compliance Officer**

**The ADHA PROJECT PROPERTY LIMITED** is proposing, subject to applicable statutory & regulatory requirements, Receipt of requisite approvals, market conditions and other factors, to make an offer of its Equity Shares to its eligible equity shareholders and has filed its offer document with the Stock Exchange. The LOF shall be available on the website of SEBI, CSE and BSE at [www.sebiindia.com](http://www.sebiindia.com), [www.cseindia.com](http://www.cseindia.com) and [www.bseindia.com](http://www.bseindia.com), respectively. Also the LOF will be available on the website of Registrar to the Issue at [www.mdpil.in](http://www.mdpil.in). Potential investors should note that investment in Equity Shares involves a high degree of risk and for details relating to the same, see the section titled "Risk Factors" on Page 19 of the LOF. **The securities offered via the Letter of Offer are not being offered to investors outside India and recipients of the Letter of Offer should refer to the offering restrictions noted therein.**



## ISSUE PROGRAMME\*

<b>ISSUE OPENS ON</b> <b>MONDAY, SEPTEMBER 02, 2024</b>	<b>LAST DATE FOR OFF</b> <b>MARKET RENUNCIATION**</b> <b>WEDNESDAY, SEPTEMBER 04, 2024</b>	<b>ISSUE CLOSES ON***</b> <b>MONDAY, SEPTEMBER 09, 2024</b>
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\*\*\* Pursuant to the January 22, 2020 Rights Issue Circular, SRI has introduced a concept of credit of Rights Entitlements into the demand accounts of the Eligible Equity Shareholders, which can be redeemed by them by way of On Market Renunciation or Off Market renunciation. Further, the credit of Rights Entitlements and Allotment of Rights Equity Shares shall be made only in dematerialised form.

\*\*\* The trading of the CSE is not functional, the demand accounts of the Eligible Equity Shareholders shall be able to deal in the Rights Entitlements on the CSE. The Issuer has invited the Rights Entitlements (owed to the demand accounts) to either sell or in part through an off-market transfer, during the Renunciation Period. Such renunciation shall result in renouncement of the Rights Shares. The Investors should have the demand Rights Entitlements credentialed in favour of their demat account prior to the Renunciation. Eligible Equity Shareholders are requested to ensure that renunciation through off-market transfer is completed in such manner that the Rights Entitlements are credited to their demat account before the Renunciation on or before the Issue Closing Date.

\*\*\* No Board resolution will have any effect on the rights of the investors in the event of the non-availability of the CSE. The Issuer shall not be responsible for the non-availability of the CSE. Opening Date. Further, no withdrawal of Application shall be permitted by any Applicant after the Issue Closing Date.

<b>ASBA *</b>	Simple, Safe, Smart way of Application - Make use of it!!!	*Application Supported by Blocked Amount (ASBA) is a better way of applying to issues by simply blocking the fund in the bank account, investors can avail the same. For further details check section on ASBA below.
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**Procedures for Application in this Issue:** In accordance with Regulation 7B of the BICR Regulations, SEBI Rights Issue Circulars and ASBA Circulars, all Investors desiring to make an Application in this issue are mandatorily required to use the ASBA process. Investors should carefully read the provisions of the SEBI Rights Issue Circulars and ASBA Circulars for details regarding the application process. [For complete details regarding the rights to subscribe to the Shares, please refer to page 133 of the Letter of Offer ("LOF")."]

**ASBA Facility:** Investors can submit either the Application Form in physical mode or by Designated form of the SCSSs or online/electronic Application through the ASBA facility. The Registrar shall authorize the ASBA facilities for the purpose of receiving Applications from investors. The ASBA facility will be available exclusively to or dispatched from the United States of America. (ii) does include the relevant certification set out in the Application Form headed "Our Shareholders" to the effect that the person accepting and/or renouncing the Application Form does not have a registered address (and is not otherwise located) in the United States; and (iii) if the Applicant is a company, it has been duly incorporated under the laws of the United States of America, where our Company believes that the Application Form is incomplete or the acceptance of such Application Form may infringe applicable legal or regulatory requirements; or (iv) where a registered Indian address is not provided and our Company shall not be bound to issue or allot any Rights Equity Shares in respect of any such Application.

The "Procedure for Application through the ASBA Facility" as mentioned in page no. 133 of LOF. Please note that Subject to SCSSs being completed in compliance of respective SEBI Circular CIR/CFD/DL/13012 dated September 25, 2012, within the periods stipulated therein, Applications may be submitted at the discretion of the Registrar.

Further, in terms of the SEBI Circular CIR/CFD/DL/13012 dated January 2, 2012, it is clarified that for making Applications by SCSSs on their own account using ASBA facility, each such SCSS should have a separate account in its own name with any other SEBI Registered SCSS(s). Such account shall be used solely for the purpose of submitting Applications through ASBA facility. Applications should not be made in the name of the SCSSs holding the account. Further, the SCSSs should ensure that the Applications submitted through ASBA facility should not be treated as incomplete and shall be rejected. For details see "Grounds for Technical Rejection" beginning on page 141 of the Letter of Offer. Our Company, the Lead Manager, the Registrar and the SCSSs shall not be liable for any complete or incorrect details furnished by the Applicants.

Our Company and the Lead Manager are not making, and will not make, and will not participate or otherwise be involved in any offers or sales of the Rights Entitlements, the Rights Equity Shares or any other security with respect to this issue in the United States.

Shareholders who are entitled to exercise their subscription rights to purchase Rights Entitlements and Rights Equity Shares in connection with this offering have been excluded from, or dispatched from the United States of America. (ii) does include the relevant certification set out in the Application Form headed "Our Shareholders" to the effect that the person accepting and/or renouncing the Application Form does not have a registered address (and is not otherwise located) in the United States; and (iii) if the Applicant is a company, it has been duly incorporated under the laws of the United States of America, where our Company believes that the Application Form is incomplete or the acceptance of such Application Form may infringe applicable legal or regulatory requirements; or (iv) where a registered Indian address is not provided and our Company shall not be bound to issue or allot any Rights Equity Shares in respect of any such Application.

The above information is given for the benefit of the Applicants/Investors. Our Company and the Lead Manager are not liable for any amendments or modification or changes in applicable laws or regulations, which may occur after the date of the letter of offer. Investors are advised to make their independent investigation and verification of the facts and figures stated herein before investing in the Rights Entitlements and Rights Equity Shares.

**CREDIT OF RIGHTS ENTITLEMENTS IN DEMAT ACCOUNTS OF ELIGIBLE EQUITY SHAREHOLDERS:** Pursuant to provision of the SEBI ICDR (Regulation 6A(2)(c)) and in terms of the Letter of Offer, the Rights Entitlements of the Eligible Equity Shareholders have been credited in the respective demat account under the ISIN - **INE089C01010**.

Eligible Equity Shareholders can obtain the details of their respective Rights Entitlements from the website of the Registrar ([www.mcdpi.in](http://www.mcdpi.in)) by entering their DP ID and Client ID or Folio Number (in case of Eligible Equity Shareholders holding Equity Shares in physical form). The link for the same shall also be available on the website of the Registrar.

**Annually**, in terms of Regulation 7B of the SEBI ICDR Regulations, Investors are requested to accept or decline to accept or decline to participate in this issue by making plain paper Application. Please note that Eligible Equity Shareholders making an application in this Issue by way of plain paper applications shall not be permitted to renounce their rights.

**APPLICATION SUPPORTED BY BLOCKED AMOUNT (ASBA)**: The list of all banks which have been notified by SEBI to act as CSCBs for the ASBA Process, please refer to: <https://www.sebi.gov.in/sebiweb/otherOtherAction.do?toRecordScreen=yes&intf=04>. ELIGIBLE EQUITY SHAREHOLDERS UNDER THE ASBA PROCESS ARE REQUESTED TO SUBMIT THEIR APPLICATIONS ONLY IN AN ONLINE MANNER THROUGH ANY OF THESE NOTIFIED BANKS OR TO THE MAIN DEPOSITORY AGENCY ON WHICH THE EQUITY SHARES ARE HELD BY SUCH EQUITY APPLICANTS ON THE RECORD DATE. FOR DETAILS, SEE "ALLOTMENT ADVANCE OR REFUND UNBLOCKING OF ASBA ACCOUNTS" ON PAGE 145 OF THE LOF.

**LAST DATE FOR APPLICATION:** The last date for submission of the fully filled-in the Application Form or a plain paper Application is September 09, 2024, i.e., Issue Closing Date. The Board of Directors may extend the said date for such period as it may determine from time to time, subject to the Issue Period not exceeding 30 days from the Issue Opening Date (inclusive of the Issue Opening Date).

The Issuer's participation in the IPO through the BSE listing will be blocked once the BSE Listing and the Application Money is not blocked at the CSCBS, on or before the Issue Closing Date or such date as may be extended by the Board of Directors, the invitation to offer contained in the Letter of Offer shall be deemed to have been declined and the Board of Directors shall be at liberty to dispose of the Rights Equities Shares hereby offered, as provided under the section "Stand-At-Alotment" on page 144 of the LOF. Please note that on the issue Closing Date Applications through ASBA process will be uploaded until 5.00 p.m. (Indian Standard Time) on such extended date as compared to the original closing date.

on plan paper. An Eligible Equity Shareholder shall submit the plan paper Application to the Designated Branch of the SCSB for authorising such SCSB to block Application Money in the said bank account maintained with the same SCSB.

Applications on plan paper will not be accepted from any address outside India. Please note that the Eligible Equity Shareholders who are making the Application on plan paper shall not be entitled to renounce their Rights Entitlement and should utilize the Application Form for any purpose including renunciation even if it is

**ALLOTMENT ONLY IN DEMATERIALIZED FORM:** The Allotment of Equity Shares pursuant to the Issue will be made in dematerialized form. In accordance with SEBI Circular SEBI/HO/CFD/DIL2/CRP/2020/13 dated January 22, 2020, the credit of Rights Entitlement and the Allotment of Equity Shares shall be made in dematerialized form only. Accordingly, the Rights Entitlement of Physical Shareholders has been credited in the suspense escrow demat account operated by the Company in the name and style of "Ahaa Project Project Limited-Undelivered Securities Suspense Escrow Account". Eligible Equity Shareholders holding

received subsequently. The application on plain paper, duly signed by the Eligible Entity Shareholder including joint holders, in the same order and as per specimen recorded with his bank, must reach the office of the Designated Branch of the SCSB before the issue Closing Date and should contain the following particulars:

- Name of company, being 'Asha Property Project Limited';
- Name and address of the Eligible Entity Shareholder including joint holders (in the same order and as per specimen recorded with his Company or the Depository);

\* **TERMS OF SALE – CHARTER OF RIGHTS** Endorsement in certain accounts of exchange equity shareholders on pages 1.31 and 1.21 of the CSE, respectively.

- Total number of Rights Equity Shares applied for;
- Number of additional Rights Equity Shares applied for, if any;
- Total number of Rights Equity Shares applied for;
- Total amount paid at the rate of ₹ 10/- each for Rights Equity Shares issued in one Rights Entitlement;

• Details of the ASBA Account as the account number, name, address and branch of the relevant SCBS;

• In case of non-eligible Eligible Equity Shareholders making an application with an Indian address, details of the RRE/FCNR/ NRO account as the account number, name, address, branch of the SCBS with which the account is maintained and a copy of the RBI approval obtained pursuant to Rule 7 of the Foreign Exchange Management (Non-Debt Instruments) Rules 2019;

HOWEVER, IT IS TO BE DISTINCTLY UNDERSTOOD THAT SUBMISSION OF THE LETTER OF OFFER TO THE SECURITIES AND EXCHANGE BOARD OF INDIA (SEBI) SHOULD NOT IN ANY WAY BE DEEMED OR CONSTRUED THAT THE SAME HAS BEEN CLEARED OR APPROVED BY SEBI. SEBI DOES NOT TAKE ANY RESPONSIBILITY FOR ANY OF THE OBJECT FOR WHICH THE ISSUE HAS BEEN OFFERED TO BE MADE OR FOR THE SUBSEQUENT RESULTS THEREOF.

**Exempt for Applications on behalf of the Central or State Government, the resident of Sikkim and the officials appointed by the courts, PAN of the Eligible Equity Shareholder and for each Eligible Equity Shareholder in case of joint names, respectively of the total value of the Rights Equity Shares applied for pursuant to this Issue;**

**IN WITNESS WHEREOF**, neither the Registrant nor the Equity Shares have been, or will be, registered under the United States Securities Act of 1933, as amended ("US Securities Act") or any United States securities laws, and may not be offered, sold, resold or otherwise transferred within the United States or its territories and possessions or by means of interstate commerce in connection with the offering of any Equity Shares or Bonds at any time prior to the date of the closing of the offering.

[illegible]

**INVESTORS ARE ADVISED TO REFUSE THE LOF, ALOF AND THE RISK FACTORS CONTAINED THEREIN BEFORE APPLYING IN THE ISSUE.**

**DISPATCH AND AVAILABILITY OF ISSUE MATERIALS:** In accordance with the SEBI (COR) Regulations and relevant SEBI circulars on Rights Issue, our Company has sent the Admitted Letter of Offer, the Rights Entitlement Letter, Application Form and issue material (a) only to e-mail addresses of the resident Eligible Equity Shareholders who have provided their e-mail addresses; (b) physical delivery only to the Indian address of resident Eligible Equity Shareholders, on the

I/We understand and agree that the Rights Entitled and Equity Shares may be forfeited, resold, pledged or otherwise transferred except in an offshore transaction in compliance with Regulation S under the US Securities Act ("Regulation S"), or otherwise pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the US Securities Act (We) (I/we) am/are, and the person, if any, for whose account We am/are acquiring such Rights Entitled, and/or the Equity Shares, is/are outside the United States, and (i) agree that the Rights Entitled and/or the Equity Shares in an offshore transaction meeting the requirements of Regulation S, and (ii) agree that the Rights Entitled and/or the Equity Shares are not to be sold, transferred, pledged or otherwise disposed of in the United States or to any US resident or institutional shareholder.

We acknowledge that the Company, the Lead Manager, their affiliates and/or they may rely upon the truth and accuracy of the foregoing representations and warranties. In cases where multiple Application Forms are submitted for Applications pertaining to Rights Entitlements created to the same demat account or in demat suspense escrow account including cases where an Investor submits Application Forms along with a plain paper application, such Applications shall be liable to be rejected. Investors are requested to strictly adhere to these instructions. Failure to do so could result in an Application being rejected, with our Company, the Lead Manager, its associates, the Registrar, the Issuer, the Depository and the Issuer's Registrar, the Eligible Equity Shareholder(s) being eligible to subscribe for the Rights Equity Shares under applicable securities laws.

**Making of an Application through the ASBA facility:** The Equity Shares of our Company are exclusively listed on the CSE. Since the trading platform of the CSE is

[illegible]

adhere to the following procedure for participating in this Issue:

- a) The Eligible Equity Shareholders shall send a letter to the Registrar containing the name(s), address, e-mail address, contact details and the details of their demat account along with copy of self-attested PAN and self-attested client master sheet of their demat account either by e-mail, post, speed post, courier, or hand delivery so as to reach to the Registrar not later than two Working Days prior to the Issue Closing Date.

Materially, the Letter of Offer, the Assigned Letter of Offer, the Rights Entitlement Letter and the Application Form or delays in the receipt of the Letter of Offer or the Assigned Letter of Offer, the Rights Entitlement Letter or the Application Form attributable to non-availability of the email addresses of Eligible Equity Shareholders or electronic transmission delays or failures, or the Application Forms or the Rights Entitlement Letters are delayed or misplaced in the transit. The dispatch was completed by August 28, 2024.

b) The Registrar shall, after verifying the details of demat account, transfer the Rights Entitlements of such Eligible Equity Shareholders to their demat accounts at least one day before the Issue Closing Date.

c) The Eligible Equity Shareholders can access the Application Form from: • our Company at <https://abhaproperty.in>; • the Registrar at [www.mpl.in](https://www.mpl.in); • the lead manager at [www.intelligentgroup.org.in](http://www.intelligentgroup.org.in); • the Designated Stock Exchange at [www.cse-india.com](http://www.cse-india.com); • BSE Limited's website at [www.bseindia.com](http://www.bseindia.com)

**OTHER IMPORTANT LINKS AND HEADLINE:** The Investors can visit following links for the below-mentioned purposes:

- The Investors can visit following links for the below-mentioned purposes:
- Frequently asked questions and online/electronic dedicated investor helpdesk for guidance on the Application process and resolution of difficulties faced by the Investors: [91313-22681298](https://91313-22681298)

The Eligible Equity Shareholders can obtain the details of their respective Rights Entitles from the website of the Registrar ([www.mdpj.in](http://www.mdpj.in)) by entering their DP ID and Client or Folio Number (in case of Eligible Equity Shareholders holding Rights Entites in physical form) and PAN. The link for the same shall also be available on the website of our Company ([www.mdpj.in](http://www.mdpj.in)).  
The Eligible Equity Shareholders shall, on or before the Issue Closing date submit the Application Form to the Designated Branch of the SCSS or online/electronic Application form, the website of the SCSS (if made available by the SCSS) for applications submitted through SCSS to lock in the Applications made available for the Application in the SCSS.  
**Eligible Equity Shareholders shall:**

- i) Upload of Email address/mobile number in the records maintained by the Registrar or our Company; Maheeshwari Dataomatics Private Limited ([www.mdpj.in](http://www.mdpj.in))
- ii) Upload of Indian address in the records maintained by the Registrar or our Company by email: [mdpjc@yahoo.com](mailto:mdpjc@yahoo.com)
- iii) Upload of demat account details by Eligible Equity Shareholders holding shares in physical form: [mdpjc@yahoo.com](mailto:mdpjc@yahoo.com)
- iv) Upload of bank account details.

**LEAD MANAGER TO THE ISSUE**      **REGISTRAR TO THE COMPANY & ISSUE**      **COMPANY SECRETARY & COMPLIANCE OFFICER**

<p>the material and the issue of Rights Entitlements and the Rights Equity Shares on a rights basis to persons in certain jurisdictions outside India are restricted by legal requirements prevailing in those jurisdictions. Persons into whose possession the letter of Offer, the Abridged letter of Offer, the Application Form or the Rights Entitlements letter may come, are required to inform themselves about and observe such restrictions.</p> <p><b>NO OFFER IN THE UNITED STATES:</b> The Rights Equity Shares or Rights Entitlements have not been recommended by any U.S. federal or state securities</p>	<div>   </div> <p><b>Intelligent Money Managers Private Limited</b>          CIN: U65923WB2010PTC156220</p> <p><b>Maheshwari Datamatics Private Limited</b>          CIN: L20221WB1982PTC034886          SEBI Regn. No.: INR0000000353</p> <p><b>Mr. Santanu Kumar Hazra,</b>          Company Secretary &amp; Compliance Officer  <b>Alpha Property Project Limited</b></p>
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<p>letter of offer and the CAF. Any representation to the contrary is a criminal offense under the United States Securities Act, 1933, as amended (the "Securities Act"), or any U.S. state securities law and may be not sold, resold or otherwise transferred within the United States or the territories or possessions thereof (the "United States" or "U.S.") or, for the account or benefit of, U.S. persons (as defined in Regulations under the Securities Act of 1933), except in a transaction with a U.S. person.</p>	<p><b>SEBI REGN. NO.:</b> INM000012169</p> <p><b>Validity of Registration:</b> Permanent</p> <p><b>Contact Person:</b> Mr. Ravji Kumar Pant</p> <p><b>Address:</b> 23, N. Mukherjee Road, 5th Floor, Kirti Apartments, Kirti Road, Kolkata - 700006</p> <p><b>Tel. No.:</b> +91-33-2248-7200</p> <p><b>25, Jangshali, Nehru Road, 2nd Floor,</b></p>	<p><b>CHN: US1909W00201P,C030941</b></p> <p><b>Registration Office:</b> 21, Chandra Chandra Avenue, 4th Floor, Chandra Chandra Apartment, Kolkata - 700013</p> <p><b>Tel. No.:</b> +91-33-6644-7200</p> <p><b>Fax No.:</b> +91-33-6644-7201</p>
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Exempt from the registration requirements of the U.S. Securities Act. The Rights Equity Share referred to in the Letter of Offer are being offered in India, but not in the United States. The offering to which the Letter of Offer relates is not, and under no circumstances is to be construed as, an offering of any Rights Equity Share or Rights Equity Warrant in the United States or as a solicitation there in or an offer to buy any of the said securities or rights. Accordingly, the Letter of Offer/ Acknowledged letter of offer and the enclosed CASR should not be forwarded to or transmitted in or into the United States at any time.

Neither our *Formative* nor *Service* activity on behalf of our *Company* will accept a subscription or any participation from any person, or the agent of any person, who is not a resident of India.

Kolkata-700087  
Tel. No.: +91-33-2248 4780  
Fax No.: +91-33-2248 4787  
E-Mail: info@intelgroup.org.in  
Website: www.intelgroup.org.in

Intel Group  
Tel. No.: +91-33-2248 6289  
Fax No.: +91-33-2248 7800  
E-Mail: mjd@idp@abhapopri@gmail.com  
Website: www.abhapopri@gmail.com

Website: www.mdi.in

applies to be or who our Company or any person acting on behalf of our Company has reason to believe is, either a U.S. person (as defined in Regulation S) or investors who may contact our Company Secretary and Compliance Officer and/or Register to the issue, in case of any pre-issue related problems, such as non-receipt of approvals in the United States when the buy order is made. No application form should be postmarked in the United States electronically transmitted from the United States or otherwise dispatched from the United States or from any other jurisdiction where it would be illegal to make an offer under the Letter of Offer; and all persons subscribing for the Rights Shares and wishing to hold such Rights Shares in registered form must provide an address for registration of the Rights Shares in India. Our

For ABHA PROPERTY PROJECT LIMITED  
Sd/-

Company may instead use the name or English Equities or other rights listed in the Equity Shares to the Center of Investor-Adviser Group, or direct and indirect subsidiaries of the Company, to deliver the Equity Shares to the non-resident Eligible Equity Shareholders, who have provided only to e-mail addresses of resident Eligible Equity Shareholders. (b) physical delivery who have provided the e-mail addresses of the resident Eligible Equity Shareholders, on a reasonable effort basis, whose e-mail addresses are not available with our Company or the Eligible Equity Shareholders have not provided the valid email address to our Company; (iv) physical delivery only to the Indian addresses of the non-resident Eligible Equity Shareholders, on a reasonable effort basis, who have provided an Indian address to our Company or their email address; and (v) to the e-mail addresses of foreign

Date : August 26, 2024  
Place : Kolkata  
Santanu Kumar Hazra  
Company Secretary & Compliance Officer

**THE ABHA PROPERTY PROJECT LIMITED** is proposing, subject to applicable statutory & regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to make a rights issue of its Equity Shares to its eligible equity shareholders and has filed LOF with the Stock Exchanges. The LOF shall be

Corporate or institutional shareholders. Any person who acquires Rights Equity Shares will be deemed to have declared, represented, warranted and guaranteed, (i) that it is not and that at the time of subscribing for the Rights Equity Shares or the Rights Entitlements, it will not be, in the United States when such offer commences; (ii) that it is not a U.S. person as defined in Regulation S under the Securities Act of 1933, as amended, and is not located in the United States; and (iii) that it is authorized to acquire the Rights Entitlements and the Rights Equity Shares in compliance with all applicable laws and regulations.