

# MEHTA HOUSING FINANCE LIMITED

Registered Office: 004, Law Garden Apartment, Opp. Law Garden, Ellisbridge, Ahmedabad -380006, Gujarat, India.  
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Website: www.mehtahousing.com Corporate Identification Number: L65910GJ1993PLC020699

## PRE-OFFER ADVERTISEMENT AND CORRIGENDUM TO THE DETAILED PUBLIC STATEMENT UNDER REGULATION 18 (7) IN TERMS OF SEBI (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011

This Advertisement and Corrigendum to the Detailed Public Statement is being issued by Kunvarji Finstock Private Limited ("Manager to the Offer"), on behalf of Mr. PankajKumar Ranchhodhas Ruparel ("Acquirer 1"), Mr. Vishal Ruparel ("Acquirer 2"), Mr. Ruparel Shyam Pankajbhai ("Acquirer 3") and Ms. Ruparel PankajKumar Ranchhodhas (HUF) ("Acquirer 4") pursuant to Regulation 18(7) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations 2011 in respect of the Open Offer to acquire Shares of Mehta Housing Finance Limited ("Target Company" or "TC"). The Detailed Public Statement ("DPS") with respect to the aforementioned Open Offer was made on November 12, 2020 Thursday in Financial Express (English) (All Editions), Jansatta (Hindi) (All Editions), Financial Express (Gujarati) (Ahmedabad Edition) and Pratishtha (Marathi) (Mumbai Edition). This Pre-Offer Advertisement cum Corrigendum is being issued in all the newspapers in which the DPS was published.

### The Shareholders of the Target Company are requested to kindly note the following:

- Offer Price:** The Offer is being made at a price of Rs. 10/- (Rupees Ten Only) per Equity Share, payable in cash and there has been no revision in the Offer Price.
- Recommendations of the Committee of Independent Directors:** A Committee of Independent Directors of the TC (the "IDC") published its recommendation on the Offer on January 20, 2021 in Financial Express (English) (All Editions), Jansatta (Hindi) (All Editions), Financial Express (Gujarati) (Ahmedabad Edition) and Pratishtha (Marathi) (Mumbai Edition). The IDC is of the opinion that the Offer Price to the Public Shareholders of the Target Company is fair and reasonable and is in line with SEBI (SAST) Regulations, 2011. The Public Shareholders may, therefore, independently evaluate the Offer and take an informed decision.
- This Offer is not a competing offer in terms of Regulation 20 of the SEBI Takeover Regulations. There has been no competitive bid to the Offer.
- The Letter of Offer was dispatched on January 15, 2021, Friday to all the Eligible Shareholders of the TC, whose names appear in its Register of Members on January 08, 2021, Friday, the Identified Date.
- Please note that a copy of the LOF (which includes the Form of Acceptance) is also available on websites of SEBI (<http://www.sebi.gov.in/>), the Target Company ([www.mehtahousing.com](http://www.mehtahousing.com)), the Registrar to the Offer (<http://www.purvashare.com/>), the Manager ([www.kunvarji.com](http://www.kunvarji.com)), BSE ([www.bseindia.com](http://www.bseindia.com)), from which the Public Shareholders can download/print the same.
- Instructions for Public Shareholders:
  - In Case of Equity Shares are held in Physical Form :** In accordance with the Frequently Asked Questions issued by SEBI, "FAQs - Tendering of physical shares in buyback offer/ open offer/ exit offer/delisting" dated February 20, 2020, SEBI Circular no. SEBI/HO/CFD/CMD1/CIR/P/2020/144 dated July 31, 2020 and BSE notice no. 20200528-32 dated 28 May 2020, shareholders holding securities in physical form are allowed to tender shares in open offer, through their respective selling broker by providing the relevant information and documents as mentioned on page 30 and 31 of the LOF along with Form SH-4.
  - In case of Equity Shares are held in dematerialized form:** Public Shareholders who desire to tender their Equity Shares in the Electronic/dematerialized form under the Offer would have to do so through their respective Selling Brokers by giving the details of Equity Shares they intend to tender under the offer and as per the procedure specified on Page 29 of the LOF.
- THE PUBLIC SHAREHOLDERS HOLDING SHARES IN DEMAT MODE ARE NOT REQUIRED TO FILL ANY FORM OF ACCEPTANCE.** In case of non-receipt of the LOF, the Public Shareholders holding the Equity Shares may participate in the offer by providing their application in plain paper in writing signed by all Shareholder(s), stating Name, address, Number of equity shares held, client ID Number, DP Name, DP ID Number, Number of equity shares tendered and other relevant documents as mentioned in the LOF.
- In terms of Regulation 16(1) of the SEBI (SAST) Regulations, the Draft Letter of Offer was submitted to SEBI on November 20, 2020. All observations, received from SEBI by way of their letter no. SEBI/HO/CFD/DCR1/OW/374/1 dated January 06, 2021 in terms of Regulation 16(4) of the SEBI (SAST) Regulations, have been duly incorporated in the LOF.
- There have been no other material changes in relation to the Offer, since the date of the Public Announcement on November 5, 2020, save as otherwise disclosed in the DPS and the Letter of Offer.
- As on date, to the best of the knowledge of Acquirers, no Statutory Approvals are required for the offer except as mentioned in the Letter of Offer.
- Revised Schedule of Activities:

ACTIVITY	DATE AND DAY (ORIGINAL)	DATE AND DAY (REVISED)
Public Announcement (PA) Date	November 5, 2020, Thursday	November 5, 2020, Thursday
Publication of Detailed Public Statement (DPS) in the newspapers	November 12, 2020, Thursday	November 12, 2020, Thursday
Filing of the draft letter of offer with SEBI	November 20, 2020, Friday	November 20, 2020, Friday
Last date for public announcement of a competing offer	December 07, 2020, Monday	December 07, 2020, Monday
Last date for SEBI observations on draft letter of offer (in the event SEBI has not sought clarifications or additional information from the Manager to the Offer)	December 14, 2020, Monday	January 06, 2021, Wednesday
Identified Date*	December 16, 2020, Wednesday	January 08, 2021, Friday
Letter of Offer to be dispatched to Shareholders	December 21, 2020, Monday	January 15, 2021, Friday
Last Date by which the committee of the independent directors of the Target Company shall give its recommendation	December 29, 2020, Tuesday	January 20, 2021, Wednesday
Last date for upward revision of the Offer Price and/or the offer Size	December 30, 2020, Wednesday	January 21, 2021, Thursday
Date of publication of Offer Opening Public Announcement	December 30, 2020, Wednesday	January 21, 2021, Thursday
Date of commencement of Tendering Period (Offer Opening Date)	December 31, 2020, Thursday	January 22, 2021, Friday
Date of expiry of Tendering Period (Offer Closing Date)	January 13, 2021, Wednesday	February 05, 2021, Friday
Last Date for completion of all requirements including payment of consideration	January 28, 2021, Thursday	February 22, 2021, Monday

\*Identified Date is only for the purpose of determining the Equity Shareholders of the Target Company as on such date to whom the Letter of Offer would be sent. It is clarified that all the shareholders holding Equity Shares of the Target Company (registered or unregistered) (except the Acquirers, Sellers and Promoter and Promoter group of the Target Company) are eligible to participate in this Offer any time before the closure of this Offer.  
The Acquirers accept full responsibility for the information contained in this Advertisement and also for the obligations of the Acquirers as laid down in SEBI (SAST) Regulations. This Advertisement will also be available on SEBI's website at [www.sebi.gov.in](http://www.sebi.gov.in).

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

MANAGER TO THE OFFER

**KUNVARJI**  
SINCE 1960

*Driven By Knowledge*

**KUNVARJI FINSTOCK PRIVATE LIMITED**

Block B, First Floor, Siddhi Vinayak Towers,  
Off S. G. Highway Road, Mouje Makarba,  
Ahmedabad, Gujarat - 380051  
SEBI Reg. No. : MB/IN/M000012564  
Email Id : trusha.thakkar@kunvarji.com;  
Website: www.kunvarji.com  
Contact Person: Ms. Trusha Thakkar,  
Tel. No. : 079- 66669000

For and on behalf of the Acquirers\*

Sd/-  
Mr. Vishal Ruparel

Sd/-  
Mr. Ruparel Shyam Pankajbhai

\*All the other Acquirers namely Mr. PankajKumar Ranchhodhas Ruparel and Ms. Ruparel PankajKumar Ranchhodhas (HUF) have given Power of Attorney dated November 05, 2020 to Mr. Vishal Ruparel and/or Mr. Ruparel Shyam Pankajbhai for all matters related to this Open Offer.

Date: January 21, 2021  
Place: Ahmedabad