TATA CAPITAL LIMITED

Regd. Office - Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.
Branch Address: No 74, Ground Floor, Sandesh Arcade, 17th Main, Saukar Chennaiah Road, Saraswathipuram, Mysore-570009.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. TCFLA0455000011889511: MT KEMPEGOWDA
LOAN ACCOUNT NO. TCFLA0455000012873786: SRI VINAYAKA TIMBERS

This is to inform that **Tata Capital Ltd.** (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013 and a branch office amongst other places at **Mysore, Karnataka** ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCCL") as transferors and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/Co- Borrower that the below described immovable property mortgaged to **Tata Capital Limited (Secured Creditor/TCL),** the Possession of which has been taken by the Authorised Officer of Tata Capital Limited (Secured Creditor), pursuant to notice under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) (No. 54 of 2002). The following immovable properties will be sold on **18th Day of August, 2026 on "As is where is basis" & "As is what is and whatever there is & without recourse basis".**

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was a due of a sum of **Rs. 1,74,18,104/- (Rupees One Crore Seventy Four Lakh(s) Eighteen Thousand One Hundred Four Only) {i.e. Rs. 1,57,80,308/- in Loan Account No. TCFLA0455000011889511 and Rs. 16,37,796/- in Loan Account No. TCFLA0455000012873786} as on 06-Jul-2026 from Borrower & Co-Borrowers/Guarantors i.e. (1) Mr. M T Kempegowda, S/o. Thammaiah,** No. 15/84, 15th Ward, Near Uppar Hostel, K R Nagar Town, Basaveshwara Block, Attal Bihar Vajipeyi Road, K R Nagar, Mysore, Karnataka - 571602; **(2) M T Kempegowda, S/o. Thammaiah, M/s. Sri Vinayaka Timbers,** No. 2599/2560, 7th Road, B Block, K R Nagara, Mysore, Karnataka - 571602; **(3) Mr. Thammaiah R, S/o. Ramegowda,** No. 15/84, 15th Ward, Near Uppar Hostel, K R Nagar Town, Basaveshwara Block, Attal Bihar Vajipeyi Road, K R Nagar, Mysore, Karnataka - 571602; **(4) Mrs. Hemavathi H P, D/o. Pape Gowda,** 15th Ward, Near Uppar Hostel, K R Nagar Town, Basaveshwara Block, Attal Bihar Vajipeyi Road, K R Nagar, Mysore, Karnataka - 571602; **(5) M/s. Sri Vinayaka Timbers, Represented by its Proprietor Mr. M T Kempegowda,** No. 2599/2560, 7th Road, B Block, K R Nagara, Mysore, Karnataka - 571602.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E- Auction at **2.00 P.M.** on the said on **18th Day of August, 2026** by TCL, having its branch office at **No.74, Ground Floor, Sandesh Arcade, 17th Main, Saukar Chennaiah Road, Saraswathipuram, Mysore-570009.**

The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the **TATA CAPITAL LIMITED** till **5.00 P.M.** on the said **17th Day of August, 2026.**

Description of Secured Asset	Type of Possession Constructive/ Physical	Reserve Price (Rs)	Earnest Money (Rs)
All that is part and parcel of House property Plot No. 6, bearing Purasabha Assessment No. 2972/ 1852 and 2972/1852 A, and New No. 3142/3046 measuring East to West 40 Ft. and North to South 60 Ft of site with RCC and Granite Flooring Building situated at behind KEB, Atal Bihari Vajpayee Road, Basaveshwara Block, Krishnarajanagara Town, Mysore District and Bounded on the: East By : Property No. 07, West By : Property No. 05, North By : Road, South By: Purasabha Galli.	**Physical**	**Rs. 1,92,60,000/- (Rupees One Crore Ninety Two Lakh(s) Sixty Thousand Only)**	**Rs. 19,26,000/- (Rupees Nineteen Lakh(s) Twenty Six Thousand Only)**

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal **https://augeo.samil.in** on **18th Day of August, 2026** between **2.00 PM to 3.00 PM** with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the **"TATA CAPITAL LIMITED"** payable at **Mysore.** Inspection of the property may be done on **07th Day of August, 2026** between **11.00 AM to 5.00 PM.**

Note: The intending bidders may contact to Tata Capital Limited at Mobile No. +91-8691005238 / Authorized Officer Mr. Rajkumar Kishan Pal, Email id: rajkumar.kishanpal@tatacapital.com and Mobile No. +91- 9731655955.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., **http://www.tatacapital.com/content/dam/tcl/01st-E-Auction-Sale-Notice-Newspaper-Publication-MT-Kempegowda.pdf**

Place: - Mysore (Karnataka)
Date : 09-07-2026

Sd/-
Authorized Officer
Tata Capital Limited

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LTD.

JM Financial

CIN: U67190MH2007PLC174287
Regd. Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025
Phone + 022 6224 1658 **Website:** www.jmfinancialarc.com

WITHOUT PREJUDICE

By Registered Post, Acknowledgement Due

JMFARC/VU/FY27/0109 July 08, 2026

1. **M/s Bombay Rayon Fashions Limited (Borrower) [Represented by the Liquidator being Truvisory Insolvency Professional Pvt Ltd]** 410, 4th Floor, Bluerose Industrial Estate, Near Metro Mall and Tata Power Petrol Pump, Western Express Highway, Borivali (E)- 400 066 **Also at:** 06B123, We Work Raheja Platinum, Sag Baug Road, Off Andheri Kurla Road, Andheri East Marol Naka, Mumbai, Maharashtra 400059
2. **Mr Janardhan Agrawal (Guarantor)** Flat No. 602, 6th Floor, Daffodil, N S Road No. 7, JVPD Scheme, Vile Parle, Mumbai 400049
3. **Mr. Aman Agrawal (Guarantor)** 902, 9 JVPD Building, N.S. Road No. 10, JVPL Juhu, Vile Parle (West) Mumbai- 400049 **Also at:** 144, Prestige Ozone, Varhur, Kodi White Field, Hagadur Village, Bangalore - 560066 (Karnataka)
4. **Mr Prashant Agrawal (Guarantor)** Flat No. 602, 6th Floor, Daffodil, N S Road No. 7, JVPD Scheme, Vile Parle, Mumbai - 400049
5. **Ms. Vinita Agrawal (Guarantor)** 902, 9 JVPD Building, N.S. Road No. 10, JVPL Juhu, Vile Parle (West) Mumbai- 400049 **Also at:** 144, Prestige Ozone, Varhur, Kodi White Field, Hagadur Village, Bangalore - 560066 (Karnataka)
6. **STI India Limited (Corporate Guarantor)** Rau-Pithampur Link Road, Post Rau, Tehsil - Mhow, Indore - 453332 (Madhya Pradesh)
7. **Scotts Plantations Pvt. Ltd. (Corporate Guarantor/ Mortgagor)** 481/B, IV Phase, Peenya Industrial Area, Peenya, Bangalore - 560058 (Karnataka) **Also at:** No.391, 2nd Cross, 2nd stage, 80 Feet Road, RMV Extension Bangalore 560094, Karnataka
8. **Best United Lifestyles Pvt. Ltd. (Corporate Guarantor)** 402, 4th Floor, Kamla Hub, N. S. Road No.1, Juhu Scheme, Vile Parle (West), Mumbai 400049
9. **Reynold Shirting Limited (Corporate Guarantor)** 402, 4th Floor, Kamla Hub, N. S. Road No.1, Juhu Scheme, Vile Parle (West), Mumbai - 400049
10. **B R Machine Tools Pvt. Ltd. (Corporate Guarantor)** Plot No. 23, 5th Main Road, 1st Cross Road, 3rd Phase, Peenya Industrial Area, Bangalore 560058
11. **Coppers Coin Reality Pvt. Ltd. (Corporate Guarantor)** 481/B, IV Phase, Peenya Industrial Area, Peenya, Bangalore - 560058 (Karnataka) **Also at:** No.391, 2nd cross, 2nd stage, 80 feet Road, RMV Extension Bangalore - 560094, Karnataka

Dear Sir/Madam,

Notice for sale of secured immovable properties of Scotts Plantations Private Limited ("Guarantor/Mortgagor"), possession of which has been taken over under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with the Security Interest (Enforcement) Rules, 2002 ("said Rules")

The Authorised Officer of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of JMFARC - Fabrics June 2018 - Trust ("JMFARC") (loans of Standard Chartered Bank assigned to JMFARC) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002") and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated December 6, 2023, calling upon Bombay Rayon Fashions Limited (hereinafter referred to as the "Borrower") and (i) Scotts Plantations Pvt. Ltd. ("Mortgagor"/ "Guarantor") (ii) Mr. Janardan Agarwal (iii) Mr. Prashant Agarwal (iv) Mr. Aman Agarwal (v) Mrs. Vinita Agarwal (vi) STI India Ltd (vii) Clinvent Real Estate Pvt. Ltd. (viii) Best United Lifestyles Pvt. Ltd. (ix) Reynold Shirting Ltd (x) B. R. Machine Tools Pvt. Ltd. (xi) Coppers Coin Realty Pvt. Ltd. (hereinafter collectively referred to as the "Guarantors"), to repay the amount mentioned in the said notice being Rs. 356,01,77,803.34/- (Rupees Three Hundred and Fifty Six Crore, One Lakh, Seventy Seven Thousand, Eight Hundred and Three and Paisa Thirty Four Only) as of November 9, 2023 to JMFARC, with further interest thereon within 60 days from the date of receipt of the said notice, till final date of repayment.

Furthermore, as the Borrower and Guarantors have not repaid the outstanding amounts as mentioned in the Demand Notice as on date, the Authorized Officer of JMFARC has taken over the physical possession of the below mentioned secured immovable properties ("Immovable Properties"/ "Secured Asset") under section 13(4) of the SARFAESI Act read with the Security Interest (Enforcement) Rules, 2002 ("said Rules") on February 21, 2025.

Properties of Guarantor/Mortgagor i.e. Scotts Plantations Private Limited:

Lot No.	Details of Properties	Reserve Price (INR)
1.	The Self-contained Pent House bearing No. 1403 admeasuring about 1955.07 sq. ft. Carpet area with Terrace admeasuring 223.96 sq. ft. area, situated in the building known as "Sanchayani Citi", at Plot No. 62, 63 & 64 collectively known as Set - F, Sector-15, CBD Belapur, Navi Mumbai, in the District Thane and registration office of Thane - 6 at CBD Belapur, Navi Mumbai	**Rs. 2,78,00,000/-**
2.	The Self-contained Pent House bearing No. 1405 admeasuring about 2258.45 sq. ft. Carpet area, situated in the building known as "Sanchayani Citi", at Plot No. 62, 63 & 64 collectively known as Set - F, Sector-15, CBD Belapur, Navi Mumbai, in the District Thane and registration office of Thane - 6 at CBD Belapur, Navi Mumbai, in the District Thane and registration office of Thane 6 at CBD Belapur, Navi Mumbai	**Rs. 2,87,00,000/-**

The immovable properties mentioned hereinabove to be sold via private treaty under SARFAESI Act.

In view of the foregoing, notice is hereby given to you in terms of the SARFAESI Act, 2002 read with proviso to rule 8(6) read with Rule 9(1) of the said Rules, for the sale of the Immovable Properties as described above which shall be sold lot wise by the Authorized Officer of JMFARC on "As is where is" "As is what is" and "whatever there is" basis by way of sale under the provisions of the SARFAESI Act and said Rules, with reserve price as mentioned hereinabove.

Yours faithfully,

Authorized Officer
JM Financial Asset Reconstruction Company Limited
Acting in its capacity as trustee of JMFARC - Fabrics June 2018 - Trust

IN THE COURT OF THE II ADDL. CHIEF JUDICIAL MAGISTRATE AT BANGALORE RURAL

C.Misc. No. 1230/2026

BETWEEN : Nanjappa, S/o Late. Gangappa, Aged about 78 years, R/at Seethakempanahalli, Kakolu Post, Yalahanka Taluk, Bengaluru North, Karnataka-560089. **...PETITIONERS**

AND: THE THASILDHAR, REGISTRAR OF BIRTHS AND DEATHS, Yelahanka Taluk, Bengaluru North. **...RESPONDENT**

PUBLIC NOTICE

Whereas, the petitioners named above have filed the above petition seeking direction to The BBMP Registrar of Birth and Death at Bengaluru, to Register the date of death of the Aunty (Father's Sister) of the Petitioner, by name **BACCHAMMA, D/o LATE. NANJUNDAPPA, as she was died on 20.06.1967 at Seethakempanahalli, Kakolu Post, Yalahanka Taluk, Bengaluru North, Bengaluru-560089.**

Any person interested and having any objection in this matter, may appear before the II Addl. Chief Judicial Magistrate Court at Bengaluru Rural **at 11.00 AM on 30.07.2026** to which date the case is posted for hearing.

Given under my hand and seal of the court this 07th day of July 2026.

By Order of the Court, Sheristedar,
Court of Chief Judicial Magistrate,
Bengaluru Rural District, Bangalore
Advocate for Petitioner : **Archana .D**

IN THE COURT OF THE II ADDL. CHIEF JUDICIAL MAGISTRATE AT BANGALORE RURAL

C.Misc. No. 2151/2025

BETWEEN : 1) Smt. Anthony Mary .J D/o Late. Jacob & Late. Smt. Lurdamma, W/o Shantharaj.A, Aged about 48 years, **2) Smt. Carmal Rani** D/o Late. Jacob & Late. Smt. Lurdamma Aged about 46 years, Both are residing at No.331, 5th B Cross, Near Government Society BEML Layout, T.C. Palya, K.R. Puram, Bengaluru-560036. **...PETITIONERS**

AND : THE THASILDHAR, REGISTRAR OF BIRTHS AND DEATHS, K.G. Road, Bengaluru-560009. **...RESPONDENTS**

PUBLIC NOTICE

Whereas, the petitioners named above have filed the above petition seeking direction to The Thasildhar Registrar of Birth and Death at Bengaluru, to Register the date of death of the Mother of the Petitioner No. 1 & 2, by the deceased named as **LURDAMMA W/o. Late JACOB as She was died on 21.11.2004 at Thattaguppe, Bengaluru South, Bengaluru.**

Any person interested and having any objection in this matter, may appear before the II Addl. Chief Judicial Magistrate Court at Bengaluru Rural **at 11.00 AM on 10.08.2026** to which date the case is posted for hearing.

Given under my hand and seal of the court this 07th day of July 2026.

By Order of the Court, Sheristedar,
Court of Chief Judicial Magistrate,
Bengaluru Rural District, Bangalore
Advocate for Petitioner : **Archana .D**

Karnataka Bank Ltd.

Your Family Bank across India.

Branch: Gunjur
Address : D No.166/7,
Gunjur Varthur Main Road,
Gunjur, Bangalore - 560087

Phone : 080-28638449/8951970673
Email: blr.gunjur@ktkbank.com
Website: www.karnatakabank.com
CIN : L85110KA1924PLC001128

LOCKER BREAK OPEN PUBLIC NOTICE

Sl No	Name and Address of the Locker Holders	Over due Locker Rent	Locker No	Details of Notice Sent
1	**M/S Designer Guys Partners. L Srinivasa, Sanjeet Kumar, Shiva Shankar**	**Rs. 23,576/-**	**M3-65**	**11.08.2025 16.02.2026**

"The above mentioned locker holders are maintaining Locker with **Karnataka Bank, Gunjur Branch.** We have sent various communications in regard to payment for the last 3 years of overdue locker rent on the dates mentioned in column 5 of the above table. However the same has not been paid despite various reminders. Hence above mentioned locker holder is once again advised to deposit the overdue rent mentioned in column no 3 of the above table within 07 days from publication of this notification. In the event of non payment, the Bank will drill open the locker at their (locker-holders) cost, expenses and charges entirely at their risk and responsibility after 07 days from date of this publication/notice".

Date: 08.07.2026
Place: Bengaluru

Sd/- Chief Manager,
For Karnataka Bank Ltd.,

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6)] of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in an e-auction on 13.08.2026 between 11:00 a.m. to 1:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
1.MR. NAGESHA H A S/O ARAKESWARACHAR, (Borrower) **2.MRS. SUNITHA W/O NAGESHA H A, (Co-Borrower)** **3.MRS. PUTTALAKSHMAMMA W/O ARAKESWARACHAR, (Co-Borrower)** **All Residing at: BOOTHANA HOSUR, SIDDESHWARA TEMPLE, SOONAGAHALLI GRAMA PANCHAYATHI, KOTHATHI HOBLI, MANDYA, KARNATAKA- 571403** **ALSO AT: ARKESHWARA SWAMY PRASANNA FURNITURE AND WOOD WORKS, BOOTHANA HOSUR, NEAR SCHOOL, SOONAGAHALLI GRAMA PANCHAYATHI, KOTTATHI HOBLI, MANDYA, KARNATAKA- 571403** **Date of Possession & Type** **05th May, 2026 & Physical Possession** **Encumbranches known** **Not Known**	Rs.8,54,069/- (Rupees Eight Lakh Fifty Four Thousand Sixty Nine Only) as on 09-09-2025 under reference of Loan Account No. SMLHMNDA0000511 along with further interest as mentioned hitherto and incidental expenses, costs etc. Date of Demand Notice – 10.09.2025	Rs. 12,82,400/- (Rupees Twelve Lakhs Eighty Two Thousand and Four Hundred Only) **Bid Increment:** Rs.. 10,000/- and in such multiples. **Earnest Money Deposit (EMD)(Rs.)** Rs. 1,28,240/- (Rupees One Lakh Twenty Eight Thousand Two Hundred and Forty Only) **Last date for submission of EMD : 11th August, 2026 Time 10.00 a.m. to 05.00 p.m.**	**13-AUG-2026 & Auction Time: 11.00 A.M. to 01.00 p.m.**	**Ashfaq Patka +9819415477** **John Pavithran +917829204322** **Inspection Date: 25.07.2026 Inspection Time: Time: 11.00 a.m. to 04.00 p.m.**

Description of Property

SCHEDULE : ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING NO.33/27, PROPERTY PID NO. 152100408300100034 MEASURING EAST TO WEST 6.096 METERS AND NORTH TO SOUTH 14.9352 METERS IN TOTAL SITE MEASURING 91.04 SQ. METERS AND THERE ON BUILDING MEASURING 91.04 SQ.METERS THE SAID PROPERTY SITUATED AT BHUTHANAHOSURU VILLAGE, SOONAGAHALLI GRAMA PANCHAYAT, KOTHATHI HOBLI, MANDYA TALUK, MANDYA DISTRICT AND BOUNDED ON : EAST: GALLI AND HOUSE OF RAMAKRISHNA, WEST: HOUSE OF MAHALINGACHARI AND SINGAMMA, NORTH: ROAD SOUTH: OWN REMAINING PROPERTY.

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**
2) **The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : MANDYA
Date: 09/07/2026

Sd/- Authorised Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6)] of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in an e-auction on 13.08.2026 between 11:00 a.m. to 1:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
1. MRS. VINUTHA W/O MANJUNAYAKA,(Borrower) **2. MR. MANJUNAYAKA S/O MALLAPPANAYAKA, (Co-Borrower)** **All Residing at :NO.35, 2ND CROSS, ASHRAMA ROAD, HINKAL MAIN ROAD, MYSORE, KARNATAKA- 570017** **Also At: NO.921, SHIVAPPA BADAVANE, NEAR MAIN ROAD, PERIYAPATANA, MYSORE, KARNATAKA- 571107** **Also At: CHAMUNDESHWARI PROVISION STORE, 851, ASHRAMA ROAD, HINKAL MAIN ROAD, MYSORE, KARNATAKA- 570017** **Also At: SITE NO.105, PROPERTY NO.20 505 158, WARD NO.9, GANDHINAGARA, ASHRAYA LAYOUT, PERIYAPATANA, NEAR INDIAN OIL PETROL BUNK, MYSORE, KARNATAKA- 570017** **Date of Possession & Type** **02nd June, 2026 & Physical Possession** **Encumbranches known** **Not Known**	Rs.29,61,051/- (Rupees Twenty Nine Lakh Sixty One Thousand and Fifty One Only) as on 08-08-2025 under reference of Loan Account No. SHLHMSOR0001929 and Rs.4,75,463/- (Rupees Four Lakhs Seventy Five Thousand Four Hundred and Sixty Three Only) as on 08-08-2025 under reference of Loan Account No. STUHMSOR0002393 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. Date of Demand Notice – 14.08.2025	Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only) **Bid Increment:** Rs.. 10,000/- and in such multiples. **Earnest Money Deposit (EMD)(Rs.)** Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand Only) **Last date for submission of EMD : 11th August, 2026 Time 10.00 a.m. to 05.00 p.m.**	**13-AUG-2026 & Auction Time: 11.00 A.M. to 01.00 p.m.**	**Ashfaq Patka +9819415477** **John Pavithran +917829204322** **Inspection Date: 25.07.2026 Inspection Time: Time: 11.00 a.m. to 04.00 p.m.**

Description of Property

SCHEDULE : ALL THAT PIECE AND PARCEL OF THE RESIDENTIAL NO 20-505-158, WARD NO 09, ASSESMENT NO 3577/105, SITUATED AT GANDI NAGARA ASHRYA EXT, PERIYAPATNA TOWN, PERIYAPATNA TALUK, MYSORE DISTRICT MEASURING E-W: 6.096012 MTS X N-S: 9.144018 MTS ADMEASURING: 55.7418 SQ FTS BOUNDED ON THE:- EAST: PROPERTY BEARING NO. 106, WEST: PROPERTY BEARING NO. 104, NORTH: PROPERTY BEARING NO. 35, SOUTH: 20.00 FEET ROAD.

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**
2) **The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : MYSURU
Date: 09/07/2026

Sd/- Authorised Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)

pnb Housing Finance Limited

Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

REG. OFF:- 9TH FLOOR, ANTRIKSH BHAWAN, 22 K. G. MARG, NEW DELHI-110001, PH.:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

Branch Address: 2nd Floor, Sampige Road, Malleshwaram, Bengaluru – 560003| Branch Address: 1st Floor, 11th Main Road, Jayanagar 4th Block, Bengaluru – 560011 | Branch Address: No. 204 & 205, 2nd Floor, Prestige Tech Park, Marathahalli–Sarjapur Outer Ring Road, Marathahalli, Bengaluru – 560103

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/ mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. **For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co-Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/MLS/0218/493174 B D Shiva Shankar / Monika R B.O.: Malleshwaram	**Rs. 25,59,829.74 as on 26.10.2021**	**Physical**	Unnathi Sunshine Gardenia, 0, 38, Unnathi Sunshine Gardenia, **Sy. No. 13/3, 13/4, 24, 25/1, 26/1 and 29**, at **Kempalingapura** and **Uganawadi Villages**, Kasaba Hobli, **Devenahalli Taluk**, **Bangalore**, **Sy. No. 13/3, 13/4, 24, 25/1, 26/1 and 29**, **Bangalore**, **Karnataka – 562110**	**Rs. 40,78,000**	**Rs. 4,07,800**	**27.07.2026**	**Rs. 10,000**	**16.07.2026 11:00 am to 5:00 pm**	**28.07.2026 2:00 pm to 3:00 pm**	***NIL/Not known**
HOU/BAN/0617/397767 Sayed Sadique / Salma Sayed Sadique, B.O.: Jayanagar	**Rs. 48,00,060.73 as on 25.01.2018**	**Physical**	Tower 2, GF, 2, Chowriappa Constellation (Hold), **No. 5**, **Sy. No. 34/1**, Hennur Main Road, **Geddalahalli**, **Bangalore**, **Bangalore**, **Karnataka – 560077**	**Rs. 96,57,000**	**Rs. 9,65,700**	**27.07.2026**	**Rs. 20,000**	**16.07.2026 11:00 am to 5:00 pm**	**28.07.2026 2:00 pm to 3:00 pm**	***NIL/Not known**
HOU/MRH/0717/411804, Hoble Nischalanantha Purusottham / S R Shobha / Surabee Essar Machines and Co, B.O.: Marathahalli	**Rs. 15,82,189.19 as on 08.04.2021**	**Physical**	Vidhana Soudha Layout, 0, 48, Vidhana Soudha Layout, **Sy. No. 03, 05, 06** of **Dasarathimmanahalli Village**, **Sy. No. 50 (Part)** of **Chikkanallura Village**, Kasaba, **Hosakote Taluk**, **Bangalore Rural District**, **Sy. No. 03, 05, 06**, **Bangalore**, **Karnataka – 562114**	**Rs. 29,01,000**	**Rs. 2,90,100**	**12.08.2026**	**Rs. 10,000**	**24.07.2026 11:00 am to 5:00 pm**	**13.08.2026 2:00 pm to 3:00 pm**	***NIL/Not known**
NHL/BAN/0416/280645, NH Infrastructure and Machinery Equipment / Younus Pasha / Tabreez Pasha, B.O.: Jayanagar	**Rs. 2,47,25,326.00 as on 13.08.2024**	**Physical**	**SITE NO. 33**, Old **No. 47**, Gurappana Palya, BTM 1st Stage, 1st Cross Off B.G. Road, Bannerghatta Co-operative Society Layout, **Bangalore**, **Karnataka – 560029**, **Bangalore**	**Rs. 3,10,59,000**	**Rs. 31,05,900**	**12.08.2026**	**Rs. 2,00,000**	**24.07.2026 11:00 am to 5:00 pm**	**13.08.2026 2:00 pm to 3:00 pm**	***NIL/Not known**
HOU/MLS/1023/1166901 Anilkumar M / Basavaraja Basavaraja, B.O.: Malleshwaram	**Rs. 42,77,794.24 as on 08.01.2025**	**Physical**	**PLOT NO. 29**, **PID No. 29/8123**, **Ward No. 29**, **CTS No. 29/I**, Chaturtivinyas, Z.P. Road, Sulla Road, **Hubli**, **Dharwad**, **Karnataka – 580023**, **Dharwad**	**Rs. 33,86,000**	**Rs. 3,38,600**	**27.07.2026**	**Rs. 10,000**	**16.07.2026 11:00 am to 5:00 pm**	**28.07.2026 2:00 pm to 3:00 pm**	***NIL/Not known**

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms