NOTICE FOR EMPANELMENT

The New India Assurance Co. Ltd. Pune Regional Office invites application for empanelment of Printer from Pune City & Greater Mumbai to undertake various types of printing jobs.

Category 'A' Printer : Having multi-color off-set printing machine with all allied infrastructure to carry out multi-color and quality jobs.

Category 'B' Printer : Having all infrastructure to carry out ordinary jobs (other than as mentioned in Category A above).

The interested printers are required to fill up separate forms for each category which may be downloaded from our website **www.newindia.co.in** or obtained from our office.

Note: Application should be submitted along with application fee of Rs. 100/- & Properly sealed envelope superscribing "Application for empanelment of Printers, Category A or B" containing all documents and EMD should be dropped in the Tender Box kept at our office premises within 2.0 p.m. of 15/09/2025

Regional Manager
Estate & Establishment Department
Pune Regional Office
The New India Assurance Co. Ltd.
2nd Floor, Sharda Centre, Off Karve Road,
Behind Nal Stop Pune-411004

UNITY SMALL FINANCE BANK LIMITED

Corporate Office: Centrum House, Vidyanagari Marg, Kalina, Santacruz (E) Mumbai - 400 098.

PUBLIC NOTICE FOR SALE OF SECURED IMMOVABLE PROPERTY BY WAY OF E-AUCTION SALE:

APPENDIX IV-A [See proviso to 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to **(i) Ravijyot Finance and Leasing Private Limited ("RFLPL"/ the "Mortgagor"), (ii) Housing Development and Infrastructure Limited ("HDIL"/ the "Borrower"), (iii) Mr. Rakesh Kumar Kuldeep Singh Wadhawan; and (iv) Mr. Sarang Rakesh Wadhawan,** that below-described immovable property, which has been mortgaged/charged to Unity Small Finance Bank Limited (the "Bank")*, the constructive possession of which has been taken over by the Authorised Officer of the Bank on December 26, 2023, will be sold on **"As is where is", "As is what is", "Whatever there is" and "No Recourse" basis, on October 3, 2025,** for recovery of **INR 2059,30,48,062.30 (Rupees Two Thousand Fifty Nine Crores Thirty Lakhs Forty Eight Thousand Sixty Two and Thirty Paise)** due to the Bank from HDIL and RFLPL and the guarantors. The reserve price will be **INR 1543.27 crores** and the earnest money deposit will be **INR 15 crores.**

Brief Description of the Immovable Property:

All those pieces and Parcels of land situated at Survey No. 344 (Part), C.T.S No.1, Village Dahisar, Taluka Borivali, Mumbai Suburban District, Maharashtra admeasuring 429 Acres having corresponding extents and within boundaries as follows:-

North: Jafri Creek, South: Boundary of Eksar,
East: River of Dahisar, West: Narrow Road Creek and Boundary

For detailed terms and conditions of the sale, please refer to the link provided in the Bank's website- **www.theunitybank.com**

Date : 01.09.2025
Place : Mumbai

Sd/-
Authorised Officer
Unity Small Finance Bank Limited

KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identity Number (CIN): L45200PN1991PLC129428
Registered Office : 8thFloor, City Bay, CTS NO. 14 (P), 17 Boat Club Road, Pune - 411001. **Tel. No.** +91 20 67429200 / 67429201
Email ID: investorrelation@koltepatil.com Website: www.koltepatil.com

NOTICE OF 34TH ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

Notice is hereby given that the **34th Annual General Meeting (34th AGM)** of the shareholders of the Company will be held on **Monday, 22 September 2025 at 12.30 P.M.(IST)** to transact the business as set out in the Notice convening 34th AGM,through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM") without presence of members at common venue, in compliance with the provisions of the Companies Act, 2013 read with General Circular No. 20/2020 dated May 05, 2020 read with General Circular No. 14/2020 dated April 08, 2020, General Circular No. 17/2020 dated April 13, 2020, General Circular No. 39/2020 dated December 31, 2020, General Circular No. 2/2021 dated January 13, 2021, General Circular No. 19/2021 dated December 08, 2021, General Circular No. 21/2021 dated December 14, 2021, General Circular No. 2/2022 dated May 05, 2022, General Circular No. 10/2022 dated December 28, 2022, General Circular No. 09/2023 dated September 25, 2023 and General Circular No. 09/2024 dated September 19, 2024 issued by Ministry of Corporate Affairs (collectively referred to as "MCA Circulars") and the Securities and Exchange Board of India (SEBI) vide its Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, Circular No. SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022, Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated January 05, 2023, Circular No. SEBI/HO/CFD/CFDPoD-2/P/CIR/2023/167 dated October 07, 2023 and Circular No. SEBI/HO/CFD/CFDPoD-2/P/CIR/2024/133 dated October 03, 2024 (collectively referred to as "SEBI Circulars") and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations").

In compliance with the said MCA circulars and SEBI Circulars, electronic copies of the Notice of AGM and Annual Report for the Financial Year 2024-25 have been sent via email to the shareholders who have registered their email address with the Company/Depository Participant. The Annual Report of the Company (including Directors' Report, Auditors' Report and Financial Statements), the notice convening the 34th AGM is available on our website www.koltepatil.com and also on website of Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com and also on Central Depository Services (India) Limited at www.evotingindia.com.

The voting rights of the members shall be in proportion to their share of the paid up capital of the Company as on Friday, 12 September 2025 ("Cut off date"). Any shareholder holding the share of the company as on Cut off date shall follow the steps in the notice for remote e-voting and join virtual meeting. A person who is not a member / share holder of the company as on cut off date should treat this notice for information purpose only.

Pursuant to Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules 2014 and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is providing to its members the facility to exercise their right to vote electronically. The Company has entered into agreement with Central Depository Services Limited (CDSL) for facilitating e-voting. Kindly refer the AGM Notice for instructions for e-voting. **The e-voting will commence on Friday, 19 September 2025 at 09.00 AM (IST) and will close on Sunday, 21 September 2025 at 05.00 PM (IST)**. The Company has appointed Mr. Nitin Prabhune, Practicing Company Secretary, Pune–(CP No. 3800) as the Scrutinizer to scrutinize the e-voting process in fair and transparent manner.

In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or write an email to helpdesk.evoting@cdslindia.com or call 1800 21 09 911.

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Manager, (CDSL), Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdslindia.com or call 1800 21 09 911.

You may access the Annual Report FY 2024-25 and Notice of 34th Annual General Meeting of the Company by scanning the QR Code given below.

Place : Pune
Date : 30 August 2025

By order of the Board of Directors
For Kolte-Patil Developers Limited
Sd/-
Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

NIBE LIMITED

CIN: L34100PN2005PLC205813
Plot No E-2/2, Phase III, MIDC Industrial Area, Nanekarwadi CT, Khed, Chakan, Pune, Maharashtra, India, 410501
Tel: 02135-691799; Email: cs@nibelimited.com; Web: www.nibelimited.com

NOTICE

20TH ANNUAL GENERAL MEETING OF THE COMPANY

This is to inform that 20th Annual General Meeting ("AGM") of the Members of Nibe Limited ("the Company") will be convened on **Tuesday, September 30, 2025** through Video Conferencing (VC)/Other Audio Visual Means (OAVM) facility to be provided by the National Securities Depository Limited. ("NSDL") in compliance with applicable provisions of the Companies Act, 2013 (the Act) and Rules framed thereunder.

The Ministry of Corporate Affairs, Government of India ('MCA') has vide its circular No. 09/2024 dated 19th September, 2024, read with circulars dated 8th April 2020, 13th April 2020, 5th May 2020, 13th January 2021, 8th December 2021, 28th December 2022 and 25th September 2023, (collectively referred to as 'MCA Circulars') allowing, inter-alia, conducting of AGMs/EGMs through ('VC / OAVM') facility on or before 30th September 2025. The Securities and Exchange Board of India ('SEBI') also vide its Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated 7th October, 2023 and SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated 3rd October, 2024 ('SEBI Circulars') has provided certain relaxations from compliance with certain provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations'). In compliance with these Circulars, provisions of the Act and SEBI Listing Regulations, the AGM of the Company is being conducted through VC/OAVM facility, without the physical presence of Members at a common venue.

The Notice of the AGM and the Explanatory Statement will be made available on the website of the Company at at www.nibelimited.com, website of the Stock Exchanges i.e. BSE Limited and the National Stock Exchange of India Limited at viz. www.bseindia.com and www.nseindia.com respectively, and on the website of NSDL at www.evoting.nsdl.com

Members can attend and participate in the AGM through the VC/OAVM facility only, the details of which will be provided by the Company in the Notice of the AGM. Members attending the AGM through VC/OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Act.

The Notice of the AGM will be sent electronically to those Members whose e-mail addresses are registered with the Company/Registrar and Transfer Agents (the Registrar)/Depository Participants (the DPs). As per the SEBI Circular, no physical copies of the Notice of the AGM shall be sent to any Member, however a letter with the details to access the Notice of AGM will be sent to all the Members whose email address is not registered with the Company/the Company's Registrar and Transfer Agent.

The Members of the Company holding shares in demat form and who have not registered/updated their e-mail addresses with the Company/Registrar and Transfer Agents (the Registrar)/Depository Participants (the DPs) are requested to follow the following process for procuring user id and password and registration of e-mail ids for e-Voting for the resolutions set out in the Notice of the AGM:

Please provide Demat account details (CDSL-16-digit beneficiary ID or NSDL-16-digit DPID + CLID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) + Update Email Id/Mobile Number to Company/RTA email id.

In case of any query relating to remote e-voting, Members may refer Help and FAQs section available at NSDL website www.evoting.nsdl.com. For any grievances related to e-voting, please contact at www.evoting.nsdl.com or call on.: 022 – 4886 7000 or send a request to Mr. Suketh Shetty at evoting@nsdl.com

In terms of SEBI Circular dated December 9, 2020, Individual Members holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Members are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

By Order of the Board of Directors of
Nibe Limited
Sd/-
Date: September 01, 2025 **Komal Bhagat**
Place: Mumbai **Company Secretary & Compliance Officer**

THE BOMBAY CITY CIVIL COURT AT GOREGAON
BORIVALI DIVISION DINDOSHI GOREGAON
COMMERCIAL SUIT NO. 980 OF 2023

ICICI Bank Limited, Through the authorized representative, Swara Hirlekar, Age 31 years A banking company incorporated and registered under the provisions Of the Companies Act, 1956 And the Banking Regulation Act 1946 Having its registered office at ICICI Bank Limited Near Chakli Circle, Old Padra road, Vadodara -390007 Having corporate office at- ICICI Bank Ltd. Level 5, 74/ Techno Park, Opposite Seepz Gate No 2, Seepz MIDC Andheri (East) Mumbai-400093 ...PLAINTIFF

Versus

AKASH ARJUN GHULE, House No. 560, Bibi Bursewaadi Taluka Khed Pune 412402 ALTERNATIVE ADDRESS House No 817 819 Room No. 101, Dharmaji Apatment, Near Shankar Mandir Sector 36 Nerul, Seawood West, Navi Mumbai 400703
ALSO AT, Capgemini Technology Services India Limited Gate No 3 Yosemite Bldg Nr. Patni Ground Patni Road Capegemini Knowledge Thane 400708 ...DEFENDANT

TAKE NOTICE that, this Hon'ble Court will be moved before His Honour Judge H.H.J SHRI AR KAMBLE presiding in Court Room No.05 on 13-10-2025 at 11.00 a.m. in the forenoon by the above named Plaintiff for following reliefs :-

THE PLAINTIFF THEREFORE PRAYS :-

a) That it be declared that an aggregate sum Rs. 50,89,845.00/- (Fifty Lacs Eighty Nine Thousand Eight Hundred and Eighty Four Only) is due and payable by the Defendant to the Plaintiff Bank as per Particulars of Claim mentioned aforesaid together with interest at the contractual rate 9.15% p.a. from the date of filing the Suit till payment and/or realization;

b) That a decree be passed against Defendant directing Defendant to pay to the Plaintiff Bank an aggregate sum Rs. 50,89,845.00/- (Fifty Lacs Eighty Nine Thousand Eight Hundred and Eighty Four Only) as per Particulars of Claim mentioned aforesaid together with interest at the contractual rate 9.15% p.a. from the date of filing the Suit till payment and/or realization;

c) That it be declared that the due repayment of the money set out in prayer (a) is secured by a valid and subsisting charge by way of hypothecation. upon the Vehicle being TRIBER RXT PETROL MT 1.OL ECE, Chassis No. MEERBC007K9009649, Engine No. B4DA412E009032, bearing Registration No MH04KD7762 as more particularly described in paragraph 6 in the instant Suit;

d) That the Defendant be ordered and directed to produce the hypothecated vehicle before this Hon'ble Court and the Vehicle be directed to be sold by an Order and under the directions of this Hon'ble Court and the net sale proceeds be ordered to be paid to the Plaintiff towards satisfaction of their claim in the Suit.

e) Pending the hearing and final disposal of the suit, the Defendant be ordered and directed to furnish security within two weeks or such other time as this Hon'ble Court may deem fit and proper in the sum Rs. 50,89,845.00/- (Fifty Lacs Eighty Nine Thousand Eight Hundred and Eighty Four Only) being the suit claim, to the satisfaction of this Hon'ble Court in order to secure the claim of the Plaintiff;

f) Pending the hearing and final disposal of the present suit, the Defendant be ordered and directed to notify/disclose on oath all the assets as on the date of present suit or such other date as this Hon'ble Court may deem fit, belonging to and/or standing in the name of the said Defendant;

g) In the event the Defendant fail to furnish security within the time as may be prescribed by this Hon'ble Court, an order of attachment before Judgment under the provisions of Order XXXVIII Rule 5 and Under Order XXI Rule 43 of the Code of Civil Procedure, 1908 be granted by attachment of the properties of the Defendant that may be disclosed by the Defendant on oath;

h) That the Defendant, their servants and agents be restrained by an order and injunction of this Hon'ble Court from selling, disposing of or creating third party rights in respect of its assets and properties till the amount set out in prayer clause (b) is paid to the plaintiff;

i) That pending the hearing and final disposal of this present suit, this Hon'ble Court be pleased to direct the Defendant/s to deposit their passport with this Hon'ble Court and the said Defendant and/or their Directors be further directed not to leave India without the permission of this Hon'ble Court;

j) This Hon'ble Court be pleased to pass a permanent order and injunction restraining the Defendant by themselves their servants and agents or any third party claiming, by, through under or on behalf of the Defendant from disposing off, selling, transferring, encumbering, creating any charge or otherwise dealing with the said Vehicle being TRIBER RXT PETROL MT 1.OL ECE, Chassis No. MEERBC007K9009649, Engine,, No. B4DA412E009032, bearing Registration No MH04KD7762 and also the other assets and properties that may be disclosed by Defendant;

k) That pending the hearing and final disposal of this present suit, Defendant and their agents, servants etc. be restrained by an order of injunction from this Hon'ble Court from transferring, alienating, encumbering or otherwise parting with any of its properties, without the prior permission of this Hon'ble Court;

l) That pending the hearing and final disposal of this present suit, Defendant be directed to make a full, fair and complete disclosure of its assets on oath, including therein, its immovable, movable assets, receivables, book debts, investments, bank accounts etc., along with a true and correct valuation of such assets and upon such disclosure the movable and immovable properties be directed to be attached and sold and the amounts realized from the said sales be directed to be deposited with the Plaintiff for appropriation against its claim;

m) That pending the hearing and final disposal of this present suit, Defendant, their agents, servants etc. be restrained by an order of injunction from this Hon'ble Court from transferring, alienating, encumbering or otherwise parting with its movable properties, current assets as well as its immovable properties, without the prior permission of this Hon'ble Court;

n) That pending the hearing and final disposal of this present suit, the Court Receiver be appointed in respect of the current assets as well as the immovable properties of the Defendant, with all powers under Order 40 of the Code of Civil Procedure including the power to sell the same and the sale proceeds thereof be paid over to the Plaintiff for appropriation towards its dues;

o) That pending the hearing and final disposal of this present suit, the Court Receiver be appointed in respect of properties so declared and given all powers under Order 40 of the Code of Civil Procedure including the power to sell the same and the sale proceeds thereof be paid over to the Plaintiff for appropriation towards its dues;

p) That interim and ad interim reliefs in terms of prayer clauses above be granted;

q) For such further and other reliefs as the nature and circumstances of the case may require;

r) That Cost of the suit may also be awarded in favour of the Plaintiff Bank.

Date this 8th day of August, 2025

For Registrar
City Civil Court, Dindoshi
Sealer,
M/s Reliable Legal Partners Advocates & Legal Consultants
10, 2nd floor. Rayfreda Mahakali Caves Road, Near Sai Palace Hotel, Chakala Andheri E, Mumbai- 400093, Email- rlpexecution@gmail.com

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 Symbolic 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 e-auction on 23.09.2025 between 11:00 a.m. to 12:00 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.VINOD TRIMBAK SALVE (Borrower) **2) MRS SHRADDHA VINOD SALVE (Co-Borrower)** **All having residence address- Resident Address: HUDCO N-13 WANKHEDE NAGAR NEAR PRATIKSHA KIRANA SHOP Aurangabad H.O AURANGABAD, Maharashtra-431001** **Also At- HUDCO N-13, WANKHADE Nagar, Aurangabad 431001** **Also at- Bungalow No. 12 A, Florenza Villas, Gut No. 42, Golwadi, Paithan Road, Cidco, Aurangabad-431005** **Loan Account No. SHLHAURD0000479 and SLPHAURD0000480** **Date of Possession & Type** **20th June, 2025. & Symbolic Possession** **Encumbranches known** **Not known**	Demand Notice Date: 10/04/2025 Rs.93,18,323 /- (Rupees Ninety Three Lakh Eighteen Thousand Three Hundred Twenty Three Only) as on dated. 09/04/2025 under reference of Loan Account No. SHLHAURD0000479 and Rs.4,90,613 /- (Rupees Four Lakh Ninety Thousand Six Hundred and Thirteen Only) as on dated.07/04/2025 under reference of Loan Account No. SLPHAURD0000480 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.	Rs.1,55,00,000/- (Rupees One Crores Fifty Five Lakh Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit (EMD) (Rs.)** Rs. 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand Only) **Last date for submission of EMD : 22nd Sepetember, 2025 Time 10.00 a.m. to 05.00 p.m.**	**23rd Sept. 2025** **Time : 11.00 A.m. to 12.00 p.m.**	**Ashfaq Patka 9819415477** **Sunil Manekar 8999344897** **Akshay Gupta 8983552737** **Ajay Zanzot 9823390990** **Sachin Lakule 9890519997** **Inspection Date: 11.09.2025 Time 12.00 p.m. to 3.00 p.m.**

Description of Property

ALL THE PIECE AND PARCEL OF Bungalow No. 12 A, Admeasuring 301 sq metrs, Carpet admeasuring 226 sq. metrs, Plot admeasuring 230 sq. meters, Florenza Villas, Gut No. 42, Golwadi, Paithan Road, Cidco, Aurangabad bounded as under- East: Bunglow No. 17, South: Compound wall, West: Road, North: Bunglow No. 12

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 : Aurangabad
Date : 01-09-2025

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 Posession 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 on 06.10.2025 between 11.30 A.m. to 12.30 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)
MR.MUSHARAF ASHRAF KHAN (Borrower) **2. MRS.SHAISTA MUSHRAF KHAN (Co-Borrower)** **All Having Residence address at:** **R/o - : FLAT NO. A-204, 2ND FLOOR, UNITY PARK CO. OP. HSG.SOCIETY, S R NO. 43, NEAR J. K. PARK, KONDHWA KHURD, PUNE, DISTT. PUNE – 411048** **Also at:FLAT NO. 604, 6TH FLOOR, BUILDING NO. "C", UNITY PARK IN UNITY PARK CO-OPERATIVE HOUSING SOCIETY LIMITED, S.NO. 43, AT KONDHWA KHURD, TAL. HAVELI, DISTT. PUNE, MAHARASHTRA - 411048** **Loan Account No. SHLHPUNH0000878 and SLPHPUNH0000879** **Date of Possession & Type** **23rd July 2025 & Physical Possession** **Encumbranches known** **Not known**	Demand Notice Date: 13.02.2024 Rs. 4078776/- (Rupees Forty Lakh Seventy Eight Thousand Seven Hundred Seventy Six Only) as on 07-02-2024 under reference of Loan Account No. SHLHPUNH0000878 and Rs. 214679/- (Rupees Two Lakh Fourteen Thousand Six Hundred Seventy Nine Only) as on 07-02-2024 under reference of Loan Account No. SLPHPUNH0000879 with further interest at the contractual rate and / or as stipulated by the SHFL /NHB/RBI from time to time on the aforesaid amount together with incidental expenses, cost charges etc. till date of full and final payment.	Rs.30,00,000 /- (Rupees Thirty Lakh Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit (EMD) (Rs.)** Rs. 3,00,000/- (Rupees Three Lakh Only) **Last date for submission of EMD : 4th Oct, 2025 Time 10.00 a.m. to 05.00 p.m.**	**06th Oct. 2025** **Time : 11.30 A.m. to 12.30 p.m.**	**Ashfaq Patka 9819415477** **Sunil Manekar 8999344897** **Mayur Bhojane 8898527076** **Inspection Date: 13.09.2025 Time 12.00 p.m. to 3.00 p.m.**

Description of Property

All that piece and parcel of the Flat No. 604, admeasuring area 801 sq. ft., i.e., 74.41 sq. mt. (built up), on the 6th Floor, along with adjoining terrace admeasuring 86 Sq. ft., i.e. 7.98 Sq. mt. in the Building no. "C" in the project known as "UNITY PARK" in UNity Park Co-operative Housing Society Limited" constructed on land bearing S.No. 43, Hissa No. 1A+1B+2A/B+2B/4, S.No. 43, Hissa No. 1A+1B+2A/B+2B/5, S. No. 43, Hissa No. 1A+1B+2A/B+2B/7, S.No. 43, Hissa No. 1A+1B+2A/B+2B/4Hissa No. 1A+1B+2A/B+2B/8, Situated at Kondhwa Khurd, Tal. Haveli, Distt. Pune – 411048 Boundaries of the said Property :- East: By Flat No. C-602, West: By Flat No. D-603, North: By Flat duct and Flat No. C-601, South: By Flat No. C-603

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 : Pune
Date : 01-09-2025

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

KALLAPPANNA AWADE ICHALKARANJI JANATA SAHAKARI BANK LTD.,

(Multi-State Scheduled Bank)

Head Office: Ward No.12 H.No.1,'Janata Bank Bhawan', Main Road, Ichalkaranji, 416 115, Dist-Kolhapur. (M.S.)Tel. No: (0230) 2433505 to 508.

Ind.Estate, Ichalkaranji Branch Office:- Ward No.18/291,Block No.75, Near Shahu Putla,Industrial Estate, Ichalkaranji-416115 Dist. Kolhapur

NOTICE

NOTICE UNDER SECTION RULE 6(2) AND / OR RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The undersigned being the Authorized Officer of Kallappanna Awade Ichalkaranji Janata Sahakari Bank Ltd.; under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as **"the said Act"**) would like to invite offers in the prescribed tender forms from interested parties to purchase the property detailed herein below will be put up for sale by the Bank on **'AS IS WHERE IS AND WHATEVER IS'** basis under provisions of the said Act and Rules framed there under to recover its dues. The property is in **physical possession** of the Bank in exercise of its powers under section 13 (4) of the said Act read with section 14 and Read with Rule 9 of the said Rule. The Authorized Officer of the bank, has issued notice dated 26/08/2025 under Rule 6(2) and / or Rule 8(6) of the Said Act to its defaulter Borrowers and Guarantors as per details stated in the following table and called upon the Borrowers and the Guarantors jointly and severally to make payment of dues in full within period of 30 days with interest thereon till date of payment to the Bank and informing that on their failure to make payment as requisitioned the Bank is entitled to and is left with no alternative but to sale the secured assets after completion of the 30 days of this notice under provisions of the said Act.

Sr. No.	Name of Borrower & Guarantors and Loan Account No.	Amount Claimed being Rupees	Description of Property	Reserve price amount and (EMD Amount)
1.	**1)M/s.Suraj Cloth Company, Prop. Mr .Suraj Shriprakash Dube,** 20/26, Shanti Sadan, Old Kolhapur Naka, Bhone Mal, Ichalkaranji, Tal. Hatkanangale, Dist.Kolhapur. ("Borrower"), 2) Smt. Padmadevi Shriprakash Dube, 20/26, Shanti sadan, Bhone Mal,Old Kolhapur Naka, Ichalkaranji,Tal.Hatkanangale, Dist.Kolhapur ("Guarantor"), 3) Mrs. Sandhya Suraj Dube, 20/26, Shanti Sadan, Bhone Mal, Old Kolhapur Naka,Ichalkaranji, Tal.Hatkanangale, Dist.Kolhapur. ("Guarantor"), **(Loan account No.CC-843)**	**Rs.99,27,825/-(Rupees Ninety Nine Lakh Twenty Seven Thousand Eight Hundred and Twenty Five Only)** due as on 31/10/2024 as detailed in the demand notice dated 22/11/2024 issued under Section 13(2) of the said Act by the bank to the borrower & others, together with further interest at the contractual rate of interest, cost, expenses etc.; thereon.	"All that part and parcel of the property situated at Kabnoor, Tal.Hatkanangale, Dist. Kolhapur bearing C.S.No. 24847 having total area of 487.5 Sq.Mtrs., out of it the property having area of 2752 Sq.Ft., which is bounded by towards East- Road, West- The property of Nikam & Dhumal, South-The property of Sunita Dube and North-The property of Nikam. The property described above with all its contents, easementary rights and building therein, which is jointly owned by Mr. Suraj Shriprakash Dube and Smt. Padmavati Shriprakash Dube"	**Rs.110.41 Lakh And (Rs.11.04 Lakh)**

The bank has issued notice dated 26/08/2025 under Rule 6(2) and/or Rule 8(6) of the said Act by Registered A.D. to above mentioned borrowers & Guarantors and the contents of the said notice as above are published by this notice under provisions of Rule 3(1) of the Security Interest (Enforcement) Rules, 2002. The said Borrower and others may obtain the said notice from the undersigned and the said Borrower and Guarantors are hereby once again called upon you all, as a last and final opportunity to make payment of the amount of **Rs.1,08,65,474/-** due as on 31/07/2025 together with further interest thereon at the contractual rate in full and expenses to the Bank within 30 days from date here of with interest thereon at contractual rate till date of payment in full to the Bank and on failure to make payment as requisitioned, the Bank is entitled to and is left with no alternative but to sale the secured assets after completion of the 30 days of this notice under provisions of the said Act.

Date:30/08/2025.

Sd/-
(D.V.Patil)
General Manager & Authorized Officer
Kallappanna Awade Ichalkaranji Janata Sahakari Bank Ltd.