TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Truhome FINANCE

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 e-auction on 30.09.2025 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.SAINATH SUNIL KARWAL (Borrower) **2) MRS. PRIYA YOGESH DEVATWAL (Co-Borrower)** **All having residence address at-H NO 5-12-58 SHIVAJI PADAMPURA, NEAR HANUMAN MANDIR, AURANGABAD, MAHARASHTRA-431001** **ALSO AT- PLOT NO 04, GUT NO 5/1,VEDANT NAGAR, ITKHEDA, NEAR GANPATI MANDIR, AURANGABAD,MAHARASHTRA-431001.** **ALSO AT-FLAT NO.27, 3RD FLOOR, BUILDING-A-1, SARA KIRTI, GUT NO-53, WADGAON KOLHATI, WALUJ, GANGAPUR, DISTRICT-AURANGABAD,MAHARASHTRA-431001** **Loan Account No. SHLHAURD0000922** **Date of Possession & Type** **21st June, 2025 & Physical Possession** **Encumbranches known** **Not known**	Demand Notice Date: 04/03/2025 Rs.16,93,799/- (Rupees Sixteen Lakh Ninety Three Thousand Seven Hundred Ninety Nine Only) as on dated. 26/02/2025 under reference of Loan Account No. SHLHAURD0000922 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.	Rs.8,50,000/ -(Rupees Eight Lakh Fifty Thousand Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit (EMD) (Rs.)** Rs. 85,000/- (Rupees Eighty Five Thousand Only) **Last date for submission of EMD : 29th September, 2025 Time 10.00 a.m. to 05.00 p.m.**	**30th Sept. 2025** **Time : 11.00 A.m. to 12.00 p.m.**	**Ashfaq Patka 9819415477** **Sunil Manekar 8999344897** **Akshay Gupta 8983552737** **Ajay Zanzot 9823390990** **Inspection Date: 22.09.2025 Time 12.00 p.m. to 3.00 p.m.**

Description of Property

ALL THE PIECE AND PARCEL OF Flat no 27, Third Floor in A - I Building, admg 36.65 sq.mtr, and10.81 sq.mtr, carpet admg. 34.39 sq.mtr, "Sara Kirti", Gut No.53, Wadgaon Kolhati Taluka and District- Aurangabad Same Is Bounded As Under:-East: Staircase, South: Flat No 26 , West: Marginal Space, North: Flat No.13

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 : 10-09-2025

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

homefirst We'll take you home

Home First Finance Company India Limited,
CIN:L65990MH2010PLC240703, Website: homefirstindia.com
Phone No.: 180030008425, Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORECEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence HOME FIRST FINANCE COMPANY INDIA LIMITED are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken POSSESSION of the secured assets as mentioned herein below:

Sr. No.	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of Possession
1	Shashikant Haribhau Nikam,Pratibha shashikant Nikam	Flat-Gat no 222/A/1 plot no 7 Sur sangeet apt Flat no 4 Gurudatta chowk Ambad khurd nashik,Nashik,Maharashtra-422009. Bounded By : East by - Plot No. 8, West by - Plot No. 6, North by - Gut No. 219, South by - 6 mt. Colony Road.	04-Jul-25	6,46,274	06-Sep-25
2	amol khadse,devidas laxman khadase	Flat-B-10,Wing-B Second Floor,Shree Dronacharya Co. Op. Hsg. Soc. Ltd,Sr. No. 101/1, Plot No. 53 to 56,Behind Guru Govind Singh College, Mauje Wadala, Tal. & Dist. Nashik,nashik,Maharashtra-422501. Bounded By : East by - Marginal Space, West by - Flat No. B-9, South by - Flat No. B-11, North by - Flat No. A-11.	04-Jul-25	15,15,491	06-Sep-25
3	Malesh Rajaram Pathade,Nisha Malesh Pathade	Flat-Flat No. 606, Om shivam park, Plot No. 56+57, S.No. 308/A, Oppositeto Gomase HP petrol pump, Umesh Nagar, Near Pathardi circle, Pathardi-1,Nashik,Maharashtra-422010. Bounded By : East by - Marginal Space & Approach road, West by - Passage & Flat No. 605, North by - Open Space, South by - Duct & Staircase, Passage.	04-Jul-25	21,80,967	06-Sep-25

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The BORROWERS/ GUARANTORS and the PUBLIC IN GENERAL are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place:- Nashik, Date: 10-09-2025 **Signed by: AUTHORISED OFFICER, Home First Finance Company India Limited**

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

REGIONAL OFFICE CHH. SAMBHAJINAGAR

Canara Bank Plot No. 9-12, Vignesh Towers,
Surana Nagar, Seven Hills, Jalna Road, Chh. Sambhajinagar - 431 001

SALE NOTICE E-AUCTION DATE : 26/09/2025

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY 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 Property Mortgaged/charged To The Secured Creditor, The **Symbolic / Physical Possession** Of Which Has Been Taken By The Authorised Officer Of **Canara Bank., Will Be Sold On "as Is Where Is", "as Is What Is" And " Whatever There Is" On 26/09/2025** For Recovery of below Mentioned dues of the of Canara Bank from Respective Borrower / Guarantor mentioned below.

Sr. No.	Name and Address of Borrowers / Guarantors	Description of Immovable Properties	Possession Symbolic /Physical	Reserve Price (Rs.)	EMD Rs.	Amount O/s. Liability (Rs.)	Bid Submision Date	Encumbrances	Authorized Officer Contact No. & Branch
1.	**Jay Kisan Traders Jay Kisan Traders** **Proprietor : Pravin Narayan Tangde** **Guarantor : Umesh Rameshrao Tangde** A/p Jambsamarth, Tq. Ghansawangi,jalna, Dist-jalna-431211	Gram Panchayat Mikat No 156, Jamb Samarth, Taluka Ghansavangi , District Jalna, 431211 **Bounded By: East :** Road **West :** House Of Mr Ramesh Laxman Tangade **North :** Road **South :** House Of Mrjanardhan Waydal	SYMBOLIC POSSESSION	Rs 2,70,750 /-	Rs 27,075 /-	Rs.12,84,746.35 + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	JAMB SMARTH [15132] BRANCH, +91 7387333481
2.	**Borrower : Smt Meena S Salve** Samrat Ashok Nagar, Ward No 4, At Post – Undri, Taluka Chikli, Dist Buldhana, 444303. **Guarantor : Shri Sainath Ramnath Pabitwar** Mutthe Lay Out Buldana, Pabitwar Skin Care, Near Kadam Hospital, Budlhana 444301.	Flat No 8, 2 Floor Adm 546 Sq Ft, Layout Plot No 37 &a 38, S No 18/1, Anand Hill Apartment, Jambhrun Road, Budlhana 444301 **The Boundaries Of Property :- East:** Flat No 7 **West:** Flat No 9 **South:** Open Space **North:** Lobby	SYMBOLIC POSSESSION	Rs.13,62,300 /-	Rs.1,36,230/-	Rs. 16,60,038.86 + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	BULDHANA [5254] BRANCH, +91 7028991458
3.	**Borrower : Radhika G Nirwal** House No 89, Somthana, Manwath, Disrict Parbhani, 431505 **Also At,** **Guarantor : Manik Gunaji Sawant**	Radhika G Nirwal,house No 89,built Up Area 438.74 Sq Ft, Somthana,manwath, Disrict Parbhani,431505 **Bounded By: East :** Mr Dnyaneshwar Vishwanath Property **West :** Road **North :** Mr Digambar Laxman Property **South :** Road	SYMBOLIC POSSESSION	Rs 3,68,000 /-	Rs 36,800 /-	Rs.4,47,181.39 + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	MANWATH [3328] BRANCH, +91 9766350961
4.	**Borrower : Rahul Vishwanath Borde** Plot No 75 S No 62 8, Rajiv Gandhi Nagar N 2 Chh Sambhajinagar 431001	All piece and parcel of open NA plot total adm.11900.00 Sq. Meter bearing Gut no 399 At Post Daregoan Shivar,Tq Khultabad Aurangabad.-431001 **Boundaries: East:** Flat No. Agri Land of Prabhakar Borde **West:** Mountain **North:** Flat No. Agri Land Of Ganesh Vishwanath Borde **South:** Agri Land OF Jeevan V Borde.	PHYSICAL POSSESSION	Rs 1,03,61,961	Rs.10,36,196	Rs. 33,08,636.31 + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	CSN CIDCO [15134] BRANCH, +91 9441969415
5.	**Borrower : Shri Sachin Ashok Satpute** Flat No 03 Vishwambhari Apartment, Sr No 11 1b 7 Wadala Shivar, Kalpataru Nagar Ashoka Marg, Nashik,422006.	Flat No 6(1st Floor)"Mansukh Residency", Plot No 4 & 5, Survey No 18/2 Gadiya Vihar Road Shahnoor Wadi Aurangabad With Super Built Up Area of 611.00 Sq.Ft. **The boundaries of Property :- East:** Flat No 5 **West:** Flat No 2 **South:** Open Space **North:** Flat No 3	PHYSICAL POSSESSION	Rs.24,50,250 /-	Rs.2,45,025/-	Rs. 20,33,459.12 + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	SME STATION ROAD [15130] BRANCH, +91 9423683806 +91 8218901011
6.	**Borrower : Bhanudas Shripati Tupsamundre** **Co-Borrower : Maroti Bhanudas Tupsamundre** Plot No 12, Sanchi, G H No 339, Ward No 02, Villag Wazur, Manwath, Disrict Parbhani, 431505. **Guarantor : Shivraj Rohidas Chauhan** At Wazur, Manwath, Disrict Parbhani, 431505.	Plot No 12, Sanchi, G H No 339,ward No 02, Villag Wazur, Manwath, Disrict Parbhani, 431505 **Bounded By: East :** Property Of Devidas Namdev Chavan **West :** Road **North :** Property Of Ashroba G Waghmare **South :** Property Of Vishnu T Chavan	SYMBOLIC POSSESSION	Rs 10,17,450 /-	Rs 1,01,745/-	Rs.10,47,748.25 + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	MANWATH [3328] BRANCH, +91 9766350961
7.	**M/S EKDANT FOODS** **Partner : Mr. MITTHU VITTHALRAO SHENDGE** **Partner : Mr. RAJU BHIKAJI PADUL** Gut No. 42, plot No. 13, Near HP petrol pump, Bombay Highway, Karodi Aurangabad	Industrial Land & Building situated at Plot no. 13, Gut no 42, Vill-Karodi, Aurangabad **Boundaries- E-** Plot No. 12 **W-** 9.00 M, Wide Road **N-** Plot No 14 **S-** Plot No. 54	SYMBOLIC POSSESSION	Rs.51,30,000/-	Rs.5,13,000/-	Rs.23,54,215.93/- + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	CHH SAMBHAJINAGAR (0233) BRANCH, +91 7755955450
		Residential building tenement No. 504, in 336 tenements Under LIG Scheme MHADA, Situated at N-6, CIDCO, Chh Sambhajinagar(Aurangabad) **Boundaries- E-** Tenement No. LIG-503 **W-** Tenement No. LIG-505 **N**– 3.00 M. Pathway **S-** CIDCO Land.	SYMBOLIC POSSESSION	Rs.16,34,000/-	Rs.1,63,400/-				
8.	**Borrower : Gajanan Haribhau Ingle** House No 3 6 14 Cts No 8902, Ashok Nagar Near Sb High School, Old Jalna, Taluka & Dist Jalna, Maharashtra, 431203.	House No 3 6 14, Cts No 8902, Dhorpura,near Town Hall, Taluka & Dist Jalna, Maharashtra, 431203 **Bounded By: East:** 6 Mtr Wide Road. **West:** House Of Haribhau & Sonaji Patekar. **North:** Lane & House Of Haribhau. **South:** House Of Girjabai Chandode & Sundarabai Ingle.	SYMBOLIC POSSESSION	Rs.1,55,800/-	Rs.15,580/-	Rs. 31,71,998.45/- + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	JALNA MAIN (15131) BRANCH, +91 7058428125
9.	**Late Mr. Krishna Raghunath Kure Since Deceased Through Legal Heirs** **Radhabai Krishna Kure (wife Of Borrower/legal Heir)** R/7 2047, Kolhe Nagar, Latur-413512. **Guarantor : Mr. Rajesh Haribhau Shahapure** Kavita Niwas, Deep Jyoti Nagar, Near Somani Cement Factory, Latur	All piece and parcel of Residential house at – East portion of Plot no. 2 , Gat no. 73 , Survey no. 37 , Grampanchayat No. 4520 , Situated at Arvi, Tq & Dist Latur. **Boundaries: East:** Latur –Arvi Shiv road **West:** Western portion of Plot no. 2 **North:** 20 ft. wide road**South:** Plot No. 3	SYMBOLIC POSSESSION	Rs. 17,06,200/-	Rs 1,70,620/-	Rs. 11,14,373.34 + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	LATUR CHANDRANAGAR Branch +91 9403780431
10.	**Borrower : Mrs.lata Nandu Kharat** House No 281,rajwada Area,near Ambedkar Statue At Post Chitegaon, Tq. Paithan Dist. Chhatrapati Sambhaji Nagar-431105 **Also At,** **Guarantor : Mr. Dinkar Gangadhar Shinde** At Post Chitegaon, Tq. Paithan Dist. Chhatrapati Sambhaji Nagar-431105	All that piece and parcel of the property bearing Grampanchayat Milkat No.281 adm.432 Sq.Ft. situated within the Jurisdiction of Grampanchayat Chitegaon,Tq.Paithan, Dist.Chhatrapati Sambhaji Nagar **Boundaries of the property :North-** House of Eknath Narwade **South-** House of Kailash Narwade **East-** Road **West-**House of Janardhan Kharat	SYMBOLIC POSSESSION	Rs.1,70,050/-	Rs.17,005/-	Rs.2,42,902.59 + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	Chitegaon Branch +91 7776904383
11.	**Borrower : Mr Dhananjay Narayanrao Tandulkar** **Co-borrower : Mrs Sujata Dhananjay Tandulkar** Flat no 7stilt second floor, Abhishek Ravikiran apartment, plot no 11, cts no N463/4, bilder society shantipura, chh sambhajinagar,431001.	Emt of flat no 7,(adm 41.50 sq mtr or super built up 78.14 sq mtr)stilt second floor, Abhishek Ravikiran apartment, plot no 11, cts no N463/4, bilder society shantipura, chh sambhajinagar,431001. **Bounded by: East :** Open Space. **West :** Flat no 06. **North :** Open Space. **South :** Open Space.	SYMBOLIC POSSESSION	Rs.36,00,000/-	Rs.3,60,000/-	Rs.62,69,996.09/- + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	CHH SAMBHAJINAGAR (0233) BRANCH, +91 7755955450
12.	**Borrower : M/s Ubale Collection** **Proprietor - Smt. Manisha Anand Ubale** Address - Cts No 727 Subhash Road, Jalna, Maharashtra, 431203 **Guarantor : Smt. Trivenidevi Ubale** **Guarantor : Shri Anand Yamajiro Ubale**	CTS NO 2920,Area-168.10 Square Mtr At Durga mata Mandir Road, Taluka Jalna, District Jalna Maharashtra 431203 **Bounded by: East:** Road. **West:** House of Bajaj. **North:** Road. **South :** Kawrani House.	SYMBOLIC POSSESSION	Rs.55,96,900/-	Rs.5,59,690/-	Rs.18,55,222.52/- + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	JALNA MAIN (15131) BRANCH, +91 9006986059
13.	**Mr. Vyankat Dadarao Bhosale** **Smt.usha Vyankat Bhosale** Muncipal House No. 1619/4/1 Cts No 2633/c, Naldurg Road, Taluka Tuljapur, District Osmanabad, 413601	Land Along With Construction Thereon Situated At Cts No 2633/C, Municipal House No. 1619/4/1, Admesuring Area-100 Square Mtr Naldurg Road, Taluka Tuljapur, District Osmanabad, 413601 **Bounded By: East:** C.T.S No. 2633/1 **West :** 9 Mtrs Road **North:** C.T.S No. 2633/B **South:** Open Space.	SYMBOLIC POSSESSION	Rs.23,43,650/-	Rs.2,34,365/-	Rs.14,11,401.01 + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	Tuljapur Branch 02471-244255 & +91 9552597554
14.	**Avinash Bhimrao Chikhale** Plot No 37 Pisadevi Road Bhagatsing Nagar Harsool, Chh Sambhajinagar, 431001 **Lalita Avinash Chikhale,** Plot No 152 Sarve No 3723, Mukundnagar, Mukundwadi Chh Sambhajinagar, 431001	Equitable/Registered Mortgage Flat No.13 its admeasuring 32.34 Sq Mtr Second Floor, Constructed on Plot No .01 its admeasuring 2306.40 Sq Ft ,Plot No.02 its admeasuring 2353.21 Sq mtr ,Plot No.03 2402.17 Sq ft & Plot No.04 its admeasuring 2082.92 Sq Mtr in ALL TOTAL ADMEASURING 9144.07 SQ FT ,Part and Parcel of Gut No.89 , SAI VRUNDAWAN RESIDENCY Situated at Mauje Shendra Jahangir Tq & Dist. Aurangabad. **The boundaries of Property are as follows:- East :** Flat No. 14, **West :** Flat No. 42 to 47, **South :** Flat No 15, **North :** Gut no 177	PHYSICAL POSSESSION	Rs. 18,40,150/-	Rs.1,84,015/-	Rs.11,65,226.61/- + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	Chhatrapati Sambhaji Nagar CSN BEED BYPASS +91 8380052267
15.	**Borrower : Hri Balaji Shankarrao Suryawanshi** House No 6/6/3/1, Kabir Nagar, Osman Pura Chh Sambhajinagar, 431005. **Guarantor : Shri Anand Radhakishan Ghodele** Gajanan Krup, Gandhinagar, Bansilal Nagar, Chh Sambhajinagar, 431001.	Residential Land And Builduing On House No Lig 419, Adm Plot Area 384.92 Sq Ft And Built Up Area 279.97 Sq Ft, City Survey No. 16323, Near A.m.c School, Eknath Nagar, Usmanpura, Aurangabad, Maharashtra, 431005 **The Boundaries Of Property :- East:** T S No 420 **West:** Road **South:** Ts No 422 **North:** Ts No 418	SYMBOLIC POSSESSION	Rs.25,83,050 /-	Rs.2,58,305/-	Rs. 17,84,869.79/- + Interest applicable & other Charges	On or Before Dt.25/09/2025 at 03:30 pm	NOT KNOWN	SME STATION ROAD [15130] BRANCH, +91 8087609503

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com & https://baanknet.com) or may contact Branch Manager, Canara Bank, during office hours on any working day.

Date : 06/09/2025
Place : Buldhana, Parabhani, Latur, Jalna, Osmanabad, Chh. Sambhajinagar Branch

Authorised Officer
Canara Bank

PUBLIC NOTICE

Take notice that my client Wider Church Ministries is hereby calling for bids for transfer/assignment of its leasehold properties described hereunder. All interested person/s or association/s may inspect the properties with prior appointment between 20/09/2025 to 30/09/2025. The bids should be sent in the prescribed form accompanied by EMD for a sum of Rs. 2,00,00,000/- (Rupees Two Crores only), failing which the bids shall be rejected. The EMD shall be dealt with as per the terms and conditions of the auction. The bids shall be accepted at the sole discretion of my client with due weight-age to the suitability of the bidder, the interest of the Trust and the value of the bid. After scrutiny of the bids, my client reserves its right to call for all or any of the bidders for further discussion or reject all or any of the bids without assigning reasons. The bid document and forms may be collected from office of my client on or before 20/09/2025.

Schedule of the Properties

FIRSTLY all that piece and parcel of leasehold land bearing C.T.S. No. 67 admeasuring about 17,503 sq.mts., along with bungalow standing thereon known as "Norham" admeasuring about 421.29 sq. mtrs. situated at Village Mahabaleshwar, Taluka Mahabaleshwar, Dist. Satara along with all incidental, connected rights and easements and bounded on or towards the East by property bearing C.T.S. No. 100, on or towards the South by property bearing C.T.S. No. 72 Ben Hill bungalow, on or towards the West by Old Mahabaleshwar to Mahabaleshwar Road and on or towards the North by property bearing C.T.S. No. 68 And **SECONDLY** all that piece and parcel of leasehold land bearing C.T.S. No. 68 admeasuring about 16,187 sq. mtrs. along with bungalow known as "Iona" admeasuring about 421.9 sq. mtrs. situated at Village Mahabaleshwar, Taluka Mahabaleshwar, Dist. Satara along with all incidentals, connected rights and easements and bounded on or towards the East by property bearing C.T.S. No. 100 Boundary, on or towards the South by property bearing C.T.S. No. 67, on or towards the West by Old Mahabaleshwar to Mahabaleshwar Road and on or towards the North by property bearing C.T.S. No. 69.

Notice issued by
Prajakta Shringarpure,
Advocate
At the instance of Wider Church Ministries
Neighbourhood House, Nagpada,
Sofia Zuber Marg, Mumbai - 400008

Dated 10th day of September, 2025
Place: Mumbai/ Pune/ Satara

PHANTOM DIGITAL EFFECTS LIMITED

CIN: L92100TN2016PLC103929
Registered Office: 6th Floor, Tower B, Kosmo One Tech
Plot No.14, 3rd Main Road, Ambattur, Chennai, 600058, Tamil Nadu, India.

NOTICE OF 09TH ANNUAL GENENRAL MEETING AND INFORMATION ON E VOTING:

Notice is hereby given that the 09th Annual General Meeting of the Company will be held on Tuesday, the 30th September 2025 at 11.00 A.M IST through video conferencing (VC)/ Other Audio Visual Means (OAVM) to transact the business in the Notice of AGM, sent to the members by Email in compliance with the Pursuant to the applicable provisions of the Companies Act, 2013 ("Act"), General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020, 02/2021 dated January 13, 2021, and 21/2021 dated December 14, 2021 Circular No 3/2022 dated May 5, 2022 and General Circular No. 11/2022 dated December 28, 2022 and Circular No. 09/2023 dated September 25, 2023 issued by Ministry of Corporate Affairs (MCA), Government of India (hereinafter referred to as "MCA Circulars") and the SEBI vide its Circular No. SEBI /HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, SEBI/ HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022, SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated January 05, 2023 , SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated October 07, 2023 issued by the Securities and Exchange Board of India (referred to as 'SEBI Circulars'), Accordingly, the Annual General Meeting of the company is also being held through VC/ Other Audio Visual Means (OAVM) to transact the business as set forth in the Notice of the 09th Annual General Meeting.

In compliance with the above circulars, electronic copies of the notice of AGM and Annual Report for the financial year 2024-25 has been sent to the shareholders whose email address are registered with the company / Depositary Participant(s) (DP) in permitted mode on 08th September, 2025. The requirement to send a physical copy of the Notice of the 09th Annual General Meeting and the Annual report to the members has been dispensed with the above circulars. Shareholders holding shares in Dematerialized form are requested to register their email address and mobile numbers with their relevant depositary through their depository participants. Shareholders holding shares in Physical form are requested to furnish their email address and mobile number with the company at cs@phantom-fx.com by providing a request letter duly signed by the shareholder providing details such as Name, Folio Number, Certificate Number, PAN, mobile number and email address. Members holding shares in Demat mode are requested to register their email address and mobile number, in respect of demat holdings with their respective Depository Participants by following the procedure prescribed by the concerned Depository Participants.

The Members are further informed that pursuant to Section 108 of the Companies Act, 2013 read with the Rule 20 of the Companies (Management and Administration) Rules 2014 as amended from time to time and Regulation 44 of SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015 the Company is providing its member remote e voting facility (remote e voting) to cast their votes on all resolutions set out in Notice of Annual General Meeting. Additionally, the company is providing the facility of voting through an e voting platform provided by NSDL during the Annual General Meeting. Detailed procedure of remote e voting is provided in the Notice of Annual General Meeting.

Members are informed of that.

- The cutoff date for the purpose of remote e voting for the Annual General Meeting is 23.09.2025.
- Remote e voting shall commence on 27.09.2025 at 9:00 AM and shall end on 29.09.2025 at 5:00 PM, after which e voting shall be disabled by NSDL.
- The members who cast their vote by remote e-voting may attend the meeting but shall not be entitled to cast their vote again.
- Any person who becomes member of the Company after dispatch of the Notice of the meeting and holding shares as of the cut-off date i.e., 23.09.2025, may obtain the Notice of the meeting containing the detailed procedure of e-voting and the details of User Id and Password by sending a request at evoting@nsdl.co.in or cs@phantom-fx.com. However, if he/she is already registered with NSDL for remote e voting then he/she can use his/her existing user ID and password for casting their votes.

The Board has appointed Ms. Annapurna Shivayogappa Malagund, Company Secretary, Chennai, (Membership No. 65968, CoP No 24717) as a scrutinizer for remote e voting and e voting at Annual General Meeting.

The notice of the 09th AGM and Annual Report for the Financial Year 2024-25 will also be made available on the company's website at https://phantomfx.com/investor/shareholder-meeting.php, stock exchange websites i.e https://www.nseindia.com/ and NSDL website www.evotingindia.com.

In case of any queries relating to e voting, members may refer the Frequently Asked Question (FAQs) and e voting manual available at www.evotingindia.com under help section or email to evoting@nsdl.com. In case of any queries/ grievances relating to voting by electronic means, the Members/Beneficial owners may contact at the following address:

NSDL HelpDesk at Tel No.(022 - 48867000)
e-Mail Us at : evoting@nsdl.com

Call at : Ms. Prajakta Pawle - 0226948 9498, Ms. Shruthi Shetty - 022 6948 9309, Ms. ShefaliJajoo -0226948 9496, Mr. Nihar Kudaskar - 0226948 9497 Mr. Smith Gulve - 022-6944 8475 or e-mail: cs@phantom-fx.com

By order of the Board of Directors
For **Phantom Digital EffectsLimited**
Sd/-
(BejoyArputharaj Sam Manohar)
Chairman & Managing Director
DIN: 03459098

Date : 09.09.2025
Place : Chennai