**POSSESSION NOTICE**
(for immovable property)

**Whereas,**

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest 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 **16.05.2025** calling upon the Borrower(s) **DHANANJAY VISHNU KHANDVE PROPRIETOR AUDHUMBER WATER SUPPLIERS and VISHNU BABANRAO KHANDVE** to repay the amount mentioned in the Notice being **Rs. 58,22,713.59 (Rupees Fifty Eight Lakhs Twenty Two Thousand Seven Hundred Thirteen And Paise Fifty Nine Only)** against Loan Account No. **HLAPPUN00355916** as on **15.05.2025** and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **26.08.2025.**

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** for an amount of **Rs. 58,22,713.59 (Rupees Fifty Eight Lakhs Twenty Two Thousand Seven Hundred Thirteen And Paise Fifty Nine Only)** as on **15.05.2025** and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

OFFICE NO. 201, ADMEASURING CARPET AREA, ABOUT 747 SQ. FT., I.E 69.39 SQ. MTRS., AND TERRACE, ADMEASURING CARPET AREA, ABOUT 232 SQ. FT., I.E 21.55 SQ. MTRS., ON 2ND FLOOR, IN WING NO. 'C', IN THE PROJECT KNOWN AS "SAI SHANTI PARK", SCHEME CONSTRUCTED, ON THE ALL THAT PIECE, AND PARCEL OF LAND, ADMEASURING ABOUT 6814 SQ. MTR., OUT OF SURVEY NO. 284, HISSA NO. 5/2, SITUATED AT VILLAGE LOHEGAON, TALUKA HAVELI, WITHIN THE LIMITS OF GRAMPANCHAYAT LOHGAON, PUNE-411042, MAHARASHTRA. ALONG WITH COMMON AMENITIES AND FACILITIES.

**Sd/-**
**Date : 26.08.2025** **Authorised Officer**
**Place : PUNE** **SAMMAAN CAPITAL LIMITED**
**(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)**

**POSSESSION NOTICE**
(for immovable property)

**Whereas,**

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest 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 **16.05.2025** calling upon the Borrower(s) **SHITAL NITIN ABRAHAM DIRECTOR INDIAN EXPERTS TRAINING ACADEMY PVT LTD., KALPANA UDAY THAKKAR, NITIN ABRAHAM and INDIAN EXPERTS TRAINING ACADEMY PVT LTD.** to repay the amount mentioned in the Notice being **Rs. 58,36,573.16 (Rupees Fifty Eight Lakhs Thirty Six Thousand Five Hundred Seventy Three And Paise Sixteen Only)** against Loan Account No. **HHLPUN00386525** as on **15.05.2025** and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **26.08.2025.**

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** for an amount of **Rs. 58,36,573.16 (Rupees Fifty Eight Lakhs Thirty Six Thousand Five Hundred Seventy Three And Paise Sixteen Only)** as on **15.05.2025** and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

FLAT NO. 101, HAVING CARPET AREA, ADMEASURING 48.39 SQ. MTRS., I.E. 521 SQ. FEET, EXCLUDING AMALGAMATED BALCONY, AS PER DEVELOPMENT CONTROL RULE, BALCONY CARPET AREA ADMEASURING 9.95 SQ. MTRS., I.E., 107 SQ. FEET, OPEN TERRACE AREA 13.80 SQ. MTRS. I.E., 149 SQ. FEET, ON 1ST FLOOR, IN THE PROJECT "33 MILESTONE", BUILDING A, S. NO. 92, BEHIND INDIRA COLLEGE TATHWADE, WAKAD, PUNE- 411033, MAHARASHTRA, ALONGWITH EXCLUSIVE RIGHT TO USE ONE CAR PARKING SPACE, OUT OF THE RESTRICTIVE COMMON AREA.

**Sd/-**
**Date : 26.08.2025** **Authorised Officer**
**Place : PUNE** **SAMMAAN CAPITAL LIMITED**
**(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)**

**ADITYA BIRLA CAPITAL** PROTECTING INVESTING FINANCING ADVISING

**ADITYA BIRLA CAPITAL LIMITED**
**Registered Office :** Indian Rayon Compound, Veraval, Gujarat-362266

**PUBLIC NOTICE**

**Date: 29.08.2025**

**To,**
**Rajnish Kumar,** Janardhan Tiwary, Flat no 3, Audumbar Hsg Soc, Nigdi P CNT, Pune, Maharashtra, ( India) - 411044
**Kind Attention: Rajnish Kumar**
**Subject: Final Order on the declaration/classification of your Loan account as Fraudulent**
**Reference: Loan Account Number: LXW-P09023-242630271.**
Sir,
This notice refers to the loan, bearing account number **LXW-P09023-242630271**, availed by you on **06.07.2023** from **Aditya Birla Finance Limited ("ABFL")** now known as **Aditya Birla Capital Limited ("ABCL")**
This is in furtherance to our internal risk assessment, basis which, a Show Cause Notice dated 02.08.2025 was issued to you vide Public Notice published in local newspapers being Indian Express and Loksatta Pune edition. Despite sufficient time granted of 21 days to respond to the show cause notice no response has been received from your end. In absence of any response, the facts as mentioned in the Show Cause Notice remain un-controverted and it is presumed that you have no valid explanation to offer.
On thorough perusal of the risk assessment done at our end along with the accompanying evidence(s) and your failure to provide valid explanation in response to the Show Cause Notice, we have come to a conclusion to declare/classify your said Loan Account as fraudulent also wherein your involvement has been proven. We have arrived at this conclusion basis the thorough investigation and the relevant facts/circumstances gathered that you had submitted a manipulated PAN card bearing no. **AWOPK9925A** while availing loan from ABCL. Photograph on the said PAN Card has been fabricated and does not match the selfie photograph available on ABCL record. Further, the contact details, Date of Birth and residence address submitted by you at the time of availing the loan with ABCL are also found to be a mismatch with the details associated to the said PAN Card number available with the PAN Card issuing authority. Further, we tried to contact you on the contact number registered with ABCL, however, the same is not contactable and not reachable. You with a malafide intention submitted a manipulated document for availing the loan facility which amounts forgery of documents, misrepresentation of information and submitting misleading information. Such fraudulent activities found at your end are not only in contravention to the terms and conditions outlined in the loan agreement but also potentially violate applicable laws and regulations regarding financial transactions.
In light of these serious breaches, we are obligated to declare your captioned Loan Account as Fraudulent with immediate effect. This decision has been made to protect our financial institution from potential losses and to maintain the integrity of our lending practices. Further, this decision of ours is not limited to such declaration but also shall extend to other actions, including reporting to the Regulator and concerned Law Enforcement Agencies (LEAs) and any other actions as ABCL shall deems fit and appropriate.
As a consequence of the said account closure of yours, you are hereby called upon to settle the outstanding balance in full, including any accrued interest, fees, and penalties, within fifteen days. Failure to comply with this repayment demand may further result in legal action, which could include the initiation of recovery proceedings, reporting to credit bureaus and the pursuit of potential criminal charges. Once full repayment is received, your loan account will be finally closed, and confirmation of closure will be issued to you.
**Yours sincerely,**
**For Aditya Birla Capital Limited**
**Authorized Signatory.**

**PUBLIC NOTICE**

**CAUTION REGARDING UNAUTHORIZED USE OF OFFICE ADDRESS BY M/S. HALLMARK MINERALS (INDIA) PRIVATE LIMITED**

This is to inform the general public, all government and statutory authorities, business partners, and institutions at large that: The premises located at: **3rd Floor, AJ Tower, 176, Dahanukar Colony, Kothrud, Pune – 411038, is being used as the registered office of Hallmark Technical Services Private Limited** (HTSL).

It has come to our attention that the above address is being **wrongfully and misleadingly referred to** as the **registered office or business address of M/s. Hallmark Minerals (India) Private Limited**, a company promoted by **Mr. A.K. Dasgupta and his associates**, despite the fact that:

- **M/s. Hallmark Minerals (India) Pvt. Ltd. has never been a tenant, licensee, owner, or lessee** of the said premises;
- It has **no legal or authorized right** to use or associate its business with the above-mentioned address;
- It **does not operate nor maintain any employee presence** at the said premises;
- **Mr. A.K. Dasgupta**, who was a **former Director of Hallmark Technical Services Pvt. Ltd.**, had **resigned from all directorial responsibilities in the year 2015**, and since then **holds no executive position, authority, or affiliation** with HTSL.

The **unauthorized and deceptive use of our office address by M/s. Hallmark Minerals (India) Pvt. Ltd. amounts to a serious misuse and misrepresentation, for which Hallmark Technical Services Pvt. Ltd. is initiating appropriate civil and criminal legal action** against the said entity and Mr. A.K. Dasgupta for impersonation, address misrepresentation, and potential fraudulent conduct.

▲ **Members of the public and institutions are hereby cautioned that** any person or entity dealing with M/s. Hallmark Minerals (India) Pvt. Ltd., under the belief that it operates from the above-mentioned address, shall be doing so **at their own cost, risk, and responsibility**. Hallmark Technical Services Pvt. Ltd. shall not be held liable for any consequences arising therefrom. This notice is issued in the interest of the general public to avoid any confusion or fraudulent misrepresentation.

Date: 29/08/2025
Place: Pune
Issued by:
Advocate Dr. V.V.L.N. Sastry
For and on behalf of HALLMARK TECHNICAL SERVICES PRIVATE LIMITED
Lex India Juris
Advocate/(s)
Chambers Office No: 304, Shiv Ashish
19th Road, Chembur East, Mumbai-400 071.

**CHANGE OF NAME : SPOUSE**

**I, Smt-GANGU GOVIND BAJABALE**, Age-35 yrs Wife of **No-2792817H Rank EX HAV Name BAJABALE GOVIND SITARAM** presently residing at Vill-Pimpalwadi, Post-Nangole, Teh-Kavathe- Mahankal, Distt-Sangli (Mah)-416405 do hereby solemnly affirm and state on oath as follows:- That, I have changed my name from **GANGU** to **GANGU GOVIND BAJABALE**. That, my correct date of birth is **31 JUL 1990**. That, both names **GANGU** and **GANGU GOVIND BAJABALE** pertains to one and the same person.
**Affidavit No-6164/2025**
**Date-20/08/2025**
**Sd/-Smt- GANGU GOVIND BAJABALE**
Vill-Pimpalwadi, Post-Nangole, Teh-Kavathe- Mahankal, Distt-Sangli (Mah)-416405

**PUBLIC NOTICE**

Notice is hereby given that the share certificate(s) bearing nos 35561 and distinctive Nos 147416754- 147433214 for 16461 equity shares of KIRLOSKAR OIL ENGINES LIMITED held under folio no 0062220 and standing in the name of (Late Laxman Vishnushet Karmalker) VISHNU LAXMAN KARMALKER have been lost or misplaced and undersigned have applied to the company to issue duplicate share certificate(s) for said shares. Any person(s) who have claim in respect of the aforesaid shares should lodge claim for the same with the company at its Registered office : Laxmanrao Kirloskar Road, Khadki, Pune, Maharashtra, 411003 within 15 days from the date of this notice, else the company will proceed to issue duplicate Share Certificate(s)
Place : Pune
Dated : 29/08/2025.
**Name of the Claimant: -**
**VISHNU LAXMAN KARMALKER**

**TRUHOME FINANCE LIMITED**
**(Formerly Known As Shriram Housing Finance Limited)**
Truhome FINANCE
**Reg.Off.:** Srinivasa Tower, 1st Floor, Door No. 5, Old No.11, 2nd Lane, Cenatopha Road, Alwarpet,Teynampet, Chennai-600018
**Head Office.** Level 3, Wockhardt Towers, East Wing C-2 , G Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051
**Website:** http://www.truhomefinance.in

**PHYSICAL POSSESSION NOTICE**

Whereas, The undersigned being the authorised officer of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 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 to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken PHYSICAL POSSESSION of the property described herein below in exercise of powers conferred on him under Sub Section (4) of section 13 of Act read with rule 8 of the security Interest enforcement) rules, 2002 on 25th Day of August 2025.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) for an amount as mentioned herein below and interest thereon.

[The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.]

**Borrower's Name and Address**

**1) MR. SYED IMRAN MALANG PASHA SYED (Borrower)**
**2) ROSHNI IMRAN SYED (Co-Borrower)**
**All having residence address at-Resident Address: House No. 823-459, Galli No.27, Rehemaniya Colony,Opp. Darbar Hotel, Cidco Road,Aurangabad,Dist. Sambhaji Nagar-431001**
**Also At-Arish Scrap Traders, New Bharat Colony, Near Airport, Chikalthana, Aurangabad, Distt. Sambhaji Nagar**
**Also At-Flat N0.7, Third Floor, Royal Apartment at Ganesh Colony,Majnuhill, Salimali Sarovar Road, Taluka-Aurangabad, Distt. Sambhaji Nagar- 431003**

**Amount due as per Demand Notice**

**Rs.33,71,637/- (Rupees Thirty-Three Lakhs Seventy-One Thousand Six Hundred and Thirty-Seven Only) as on dated. 07/03/2024 under reference of Loan Account No. SHLHAURD0000547**
**Date of Demand Notice – 11/03/2024**
**Date of physical possession – 25/08/2025**
**Date of NPA – 04/03/2024**

**Description of Mortgaged Property**

**ALL that piece and parcel of Flat No. 7, Area admeasuring 43.54 Sq.Mt. (Carpet area), i.e. 54.54 Sq. Mt. ( Built Up), on Third Floor in the building known as " Royal Apartments" constructed on Plot No.64, CTS No.11424/Part, Sheet No. 353, Old Municipal Number-2-6-92/P, New Municipal No. 2-7-91/88 at Ganesh Colony, Majnuhill, Salimali Sarovar Road, Taluka-Aurangabad, Distt. Sambhaji Nagar**
**Same Is Bounded As Under:-East: Flat No.06 & Staircase, West: Open to Sky**
**South: Open to Sky, North: Open to Sky**

Place : Aurangabad Sd/- Authorised Officer- Truhome Finance Limited
Date : 25-08-2025 (Earlier Known as Shriram Housing Finance Limited)

**TRUHOME FINANCE LIMITED**
**(Formerly Known As Shriram Housing Finance Limited)**
Truhome FINANCE
**Reg.Off.:** Srinivasa Tower, 1st Floor, Door No. 5, Old No.11, 2nd Lane, Cenatopha Road, Alwarpet,Teynampet, Chennai-600018
**Head Office.** Level 3, Wockhardt Towers, East Wing C-2 , G Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051
**Website:** http://www.truhomefinance.in

**PHYSICAL POSSESSION NOTICE**

Whereas, The undersigned being the authorised officer of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued demand notices to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the said demand notices.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned being the Authorised officer Truhome Finance Limited (Formerly Shriram Housing Finance Limited) has taken PHYSICAL POSSESSION of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) for an amount as mentioned herein below with interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

**Borrower's Name and Address**

**1) MRS.WASTER SHUBHANGI VIJAY (Borrower)**
**2) MR. WASTER VIJAY PUNDALIK (Co-Borrower )**
**Both are having residence address- Current Address: FLAT NO C 405 4TH FLOOR SERVE NO 12A1 4 2 12A 1 5 2 DARSHAN C WING**
**PLOT NO 1 KURNESH JAKATWADI, NEAR GRAMPANCHAYAT JAKATWADI ,SATARA,MAHARASHTRA-415002**
**ALSO AT:Property Address: PROPERTY ADDRESS: FLAT NO. C- 405, FOURTH FLOOR, C WING, SHREE KURNESHWAR DARSHAN, PLOT NO 1, S. NO. 12A/1/4/2+ 12A/ 1/5/2+ 12/1/5/1/2, VILLAGE JAKATWADI, TAL AND DIST. SATARA- 415002**

**Amount due as per Demand Notice**

**Rs.7,57,085/- (Rupees Seven Lakh Fifty Seven Thousand Eighty Five Only) as on dated. 09-04-2025 under reference of Loan Account No. SBTHSTRA0000031 and Rs.3,93,711 /- (Rupees Three Lakh Ninety Three Thousand Seven Hundred eleven Only) as on dated. 09-04-2025 under reference of Loan Account No. STUHSTRA0000049.With further interest at the contractual rate within 60 days from the date of receipt of the said notice.**
**Demand Notice dated: 11/04/2025**
**Physical Possession Date: 25/08/2025**

**Description of Mortgaged Property**

**All that part consisting of Flat No. C- 405, Fourth Floor, C wing, admeasuring 29.33 sq metrs built up area, 26. 13 Sq metrs carpet area, Shree Kurneshwar Darshan, Plot No 1, S. No. 12A/1/4/2+12A/1/5/2+12/1/5/1/2, Village Jakatwadi, Tal and Dist. Satara-415002,bounded as under: East: Flat No. C-406, South: Open Space, West: Flat No- C-404 North: 12 Mtrs Wide Passage**

Place : Satara Sd/- Authorised Officer- Truhome Finance Limited
Date : 25-08-2025 (Earlier Known as Shriram Housing Finance Limited)

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**
**55-56,5th Floor Free Press House Nariman Point, Mumbai -400021 Tel: -022-61884700**
**Email: sys@pegasus-arc.com URL: www.pegasus-arc.com**

**PUBLIC NOTICE FOR SALE BY E-AUCTION**

**Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group One Trust 32 (Pegasus),** having been assigned the debts of the below mentioned Borrower along with underlying securities interest by IndusInd Bank Limited vide Assignment Agreement dated **14.03.2019** under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on **"As is where is", "As is what is", and "Whatever there is"** basis with all known and unknown liabilities as on **18.09.2025**.
The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **19.03.2021** under the provisions of the SARFAESI Act and Rules thereunder.
**The sale / auction details are as follows:**

| | |
|---|---|
| **Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):** | **M/s. Cartel India Logistics Pvt. Ltd., Mr. Nitin Shivaji Bhosale, Mrs. Karuna Nitin Bhosale, Mrs. Subhadra Shivaji Bhosale.** |
| **Outstanding Dues for which the secured assets are being sold:** | **Rs. 3,72,18,055.16** (Rupees Three Crore Seventy Two Lakh Eighteen Thousand Fifty Five and Sixteen Paise Only) as on 24.10.2018 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. **25.10.2018** till the date of payment and realization. **(Rs. 5,61,63,963.94/- as on 07.08.2025** plus further interest and other expenses/charges till realization) |

**DETAILS OF SECUR ED ASSET BEING IMMOVABLE PROPERTY WHICH IS BEING SOLD**
**Lot No. 1: (Owner – Karuna Nitin Bhosale)**
**A.** All that piece and parcel of the Shop No.18, on the lower ground floor, in building known as "Ashoka Mall" admeasuring about 13.47 Sq. Mtrs i.e 145 Sq. Ft. Situated at Survey No.49-A and 471- A that is city survey No. 21/2 situated at 23/6, Bund Garden Road, Pune-411 001 within the locals limits of Pune Municipal Corporation, in village Munjeri, Ghorpadi Gaon and within registration district of Pune, within the sub registration-sub District of Haveli No.11, in ASHOKA MALL PREMISES CO-OP HSG SOCIETY LTD, admeasuring approximately 3640.50 sq. mtrs and **bounded as under: On or towards North:** By portion of S No. 49 A, Bearing city Survey No. 471-A, **On or towards South:** By portion of S No. 49 A, Bearing city Survey No. 471-A, **On or towards East:** By the Hindu Sanitorium, **On or towards West:** By the Bund Garden Road.
**B.** All that piece and parcel of the Shop No. 19, on the lower ground floor, in building known as "Ashoka Mall" admeasuring about 13.47 Sq. Mtrs i.e 145 Sq. Ft. Situated at Survey No.49-A and 471- A that is city survey No. 21/2 situated at 23/6, Bund Garden Road, Pune-411 001 within the locals limits of Pune Municipal Corporation, in village Munjeri, Ghorpadi Gaon and within registration district of Pune, within the sub registration-sub District of Haveli No.11, in ASHOKA MALL PREMISES CO-OP HSG SOCIETY LTD, admeasuring approximately 3640.50 sq. mtrs and **bounded as under: On or towards North:** By portion of S No. 49 A, Bearing city Survey No. 471-A, **On or towards South:** By portion of S No. 49 A, Bearing city Survey No. 471-A, **On or towards East:** By the Hindu Sanitorium, **On or towards West:** By the Bund Garden Road.
**Lot No. 2: (Owner – Nitin Bhosale)**
**C.** All that piece and parcel of the Shop No. G -36 on the ground floor in building known as "The Ashoka Mall" admeasuring about 36.24 sq. mtrs i.e. 390 Sq. fts situated at Survey no 49 A and 471 A i.e. City Survey No 21/2. Situated at 23/6, Bund Garden Road, Pune 411001 within the local limits of Pune Municipal Corporation in the village Munjheri, Ghorpadi Gaon,and within registration district of Pune, within the sub registration-sub District of Haveli No.1 to 12, in ASHOKA MALL PREMISES CO-OP HSG SOCIETY LTD, admeasuring approximately 3640.50 sq. mtrs and bounded as under: **On or towards North:** By portion of S No. 49 A, Bearing city Survey No. 471-A, **On or towards South:** By portion of S No. 49 A, Bearing city Survey No. 471-A, **On or towards East:** By the Hindu Sanitorium, **On or towards West:** By the Bund Garden Road.
**D.** All that piece and parcel of the Shop No. G -37 on the ground floor in building known as "The Ashoka Mall" admeasuring about 36.24 sq. mtrs i.e. 390 Sq. fts situated at Survey no 49 A and 471 A i.e. City Survey No 21/2. Situated at 23/6, Bund Garden Road, Pune 411001 within the local limits of Pune Municipal Corporation in the village Munjheri, Ghorpadi Gaon,and within registration district of Pune, within the sub registration-sub District of Haveli No.1 to 12, in ASHOKA MALL PREMISES CO-OP HSG SOCIETY LTD, admeasuring approximately 3640.50 sq. mtrs and bounded as under: **On or towards North:** By portion of S No. 49 A, Bearing city Survey No. 471-A, **On or towards South:** By portion of S No. 49 A, Bearing city Survey No. 471-A, **On or towards East:** By the Hindu Sanitorium, **On or towards West:** By the Bund Garden Road.
**E.** All that piece and parcel of the Shop No. G -38 on the ground floor in building known as "The Ashoka Mall" admeasuring about 36.24 sq. mtrs i.e. 390 Sq. fts situated at Survey no 49 A and 471 A i.e. City Survey No 21/2. Situated at 23/6, Bund Garden Road, Pune 411001 within the local limits of Pune Municipal Corporation in the village Munjheri, Ghorpadi Gaon,and within registration district of Pune, within the sub registration-sub District of Haveli No.1 to 12, in ASHOKA MALL PREMISES CO-OP HSG SOCIETY LTD, admeasuring approximately 3640.50 sq. mtrs and bounded as under: **On or towards North:** By portion of S No. 49 A, Bearing city Survey No. 471-A, **On or towards South: By** portion of S No. 49 A, Bearing city Survey No. 471-A, **On or towards East:** By the Hindu Sanitorium, **On or towards West:** By the Bund Garden Road.

| | |
|---|---|
| **CERSAI ID:** | **For 18 & 19: Security ID-400014276463 Asset ID-200014246078 For G-36, G-37& G-38: Security ID-400014276717 Asset ID-200014246332** |
| **Reserve Price below which the Secured Asset will not be sold (in Rs.):** | **Lot No. 1 - Rs. 29,36,000/-** (Rupees Twenty Nine Lakhs Thirty Six Thousand Only) **Lot No. 2 - Rs. 1,31,33,000/-** (Rupees One Crore Thirty One Lakhs Thirty Three Thousand Only) |
| **Earnest Money Deposit (EMD):** | **Lot No. 1 - Rs. 2,93,600/-** (Rupees Two Lakhs Ninety Three Thousand and Six Hundred Only) **Lot No. 2 - Rs. 13,13,300/-** (Rupees Thirteen Lakhs Thirteen Thousand and Three Hundred Only) |
| **Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value** | **Property tax & society dues = Rs. 17-18 lakhs as on December 2024** |
| **Inspection of Properties:** | **12.09.2025 from 12:00 p.m. to 02:00 p.m.** |
| **Contact Person and Phone No:** | **Nilesh More (Contact No. 9004722468) Mr. Gautam Bhalerao – 8999569572 Heena Vichare (Contact No. 9004103652)** |
| **Last date for submission of Bid:** | **17.09.2025 till 4.00 PM** |
| **Time and Venue of Bid Opening:** | **E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 18.09.2025 from 11.00 am to 01.00 pm** |

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors under Rules 8 & 9 of the Security Interest (Enforcement) Rules,
For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. **http://www.pegasus-arc.com/assets-to-auction.html** or **website https://sarfaesi.auctiontiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: support@auctiontiger.net before submitting any bid.**

**AUTHORISED OFFICER**
**Place: Pune** **Pegasus Assets Reconstruction Private Limited**
**Date: 29.08.2025** **(Trustee of Pegasus Group One Trust 32)**

**PUBLIC NOTICE**

**Notice is hereby given** to the general public that Hallmark Technical & Projects Private Limited (CIN: U74210PN1987PTC217725), having its registered office at:
**Office Nos. 13,14,15,16,17,18, and 19 A.J. Towers, Plot No. 176, Dahanukar Colony, Kothrud, Pune – 411029**,Maharashtra, India., intends to **sell its ownership rights in the above office premises to an interested party**.
Any person(s), bank(s), institution(s), body(ies) corporate or individual(s) having any claim, right, title, interest, objection, or encumbrance of any nature whatsoever in respect of the said office premises are hereby requested to make the same known in writing, along with certified documentary evidence, to the undersigned at the address below within **14 (fourteen) days** from the date of publication of this notice, failing which such claims shall be deemed to have been waived and the proposed sale shall proceed without reference to such claim, if any.
**This notice is issued in the interest of transparency and to avoid any future disputes.**
**For further details, contact:**
**Advocate Dr. V.V.L.N. Sastry**
**(Advocate for Hallmark Technical & Projects Private Limited for the transaction)**
**Lex India Juris**
**Chambers Office No. 304, Shiv Ashish Complex, Above HDFC, 19th Road, Chembur East Mumbai-400 071.**
*Date: 29/08/2025*
*Place: Pune*

**Filtron Engineers Limited**
**Regd Off.:** Plot No.36, WMDC Industrial Area, Ambethan Road Chakan, Pune - 410501, Maharashtra, India,
**CIN: L57909PN1982PLC026929**
**Website:** www.filtronindia.com, **Email Id:** info@filtronindia.com,
**Phone No:** +91-20-24338642
**NOTICE OF POSTAL BALLOT AND E-VOTING INFORMATION**

Notice is hereby given that the resolutions set out below are proposed to be passed by the members of Filtron Engineers Limited ("the Company") by means of the Postal Ballot, only by way of remote e-voting process ("e-voting"), pursuant to and in compliance with the provisions of Sections 108 and 110 of the Companies Act, 2013 ("the Act") read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("the Rules") and other applicable provisions of the Act and the Rules, recent Circular No. 09/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs and recent SEBI Circular No.: SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 03, 2024, issued by the Securities and Exchange Board of India (collectively "SEBI Circulars") and in compliance with the provisions of the Act and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and other applicable laws, rules and regulations (including any statutory modification or re-enactment thereof for the time being in force and as amended from time to time), the Company has sought approval of the members for the resolution set in the notice dated Wednesday, August 27, 2025 (" Notice") by way of Postal Ballot through remote Electronic Voting ("e-voting")
In term of the MCA Circulars, the Company has emailed the Postal Ballot Notice along with Explanatory Statement on Wednesday, August 27, 2025, to the members of the Company as on Friday, August 22, 2025 ("Cut-off Date"). Voting Rights shall be reckoned on the paid-up value of Equity Shares registered in the name of members as on Cut-off date. A person who is not a member on the cut –off date should accordingly treat the Postal Ballot Notice as for information purposes only.
The Company has also uploaded the Postal Ballot Notice on the website of the Company at https://filtronindia.com/. The Postal Ballot Notice is also available on the website Central Depository Services India Limited ("CDSL") at http://www.evotingindia.com and on the website of Stock Exchange where shares of the Company are listed BSE Limited ("BSE") at www.bseindia.com.
In accordance with the MCA Circulars, the physical copies of Notice, Postal Ballot Forms and prepaid Business reply envelopes are not being sent to members for this Postal Ballot and communication of assent/ dissent of the members will take place through remote e-voting system only. Manner of Remote e-voting by members holding shares in dematerialized mode, physical mode and members who have not registered their email address has been provided in the Postal Ballot Notice.
The Company has engaged the services of CDSL for the purpose of providing e-voting facility to all the Members. Members are requested to note that the voting through electronic mode shall commence from Thursday, August 28, 2025 at 9.00 a.m. (IST) and ends on Friday, September 26, 2025 at 5.00 p.m. (IST). The remote e-voting shall not be allowed beyond the said date and time. Any assent or dissent received beyond the specified date and time for remote e-voting will be treated as if no response has been submitted by the shareholder.
The Board of Directors has appointed Mr. Vijay Yadav, Partners of M/s. AVS & Associates, Practicing Company Secretaries as Scrutinizer for conducting the Postal Ballot, through the e-voting process, in a fair and transparent manner.
The result of Postal Ballot will be declared within 2 working days from the date of conclusion of Postal Ballot Process. The result will be communicated to the Stock Exchange where the Equity Shares of the Company are listed and would also be displayed on the website of CDSL and of the Company.
For any queries or grievances pertaining to e-voting, shareholders are requested to contact RTA- Purva Sharegistry (India) Pvt. Ltd having its registered office at Unit no. 9 Shiv Shakti Ind. Estt J.R. Boricha Marg Lower Parel (E), Mumbai - 400011, Email Id:- support@purvashare.com Shareholders can also contact to Mr. Rakesh Dalvi, Sr. Manager, (CDSL) at helpdesk.evoting@cdslindia.com or call on 022-62343611.
**By Order of the Board of Director**
**Filtron Engineers Limited**
**Sd/-**
**Mr. Sadanand Hegde**
**Date: August 28, 2025** **Whole-time Director**
**Place: Pune** **DIN: 00195106**

**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 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 03.10.2025 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. AKASH BHUJANG GAIKWAD (Borrower) 2) MRS SUNITA BHUJANG GAIKWAD (Co-Borrower) 3) ROHIT BHUJANG GAIKWAD(Co-Borrower) All having residence address- Resident Address: 4 9 724 SHIV SANKAR COLNY AURANGABAD NEAR SAYLI HOTEL J