TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

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

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

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

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 27.10.2025 between 11:00 a.m. to 1:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

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

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
1. Mrs. Kalaimathi (Borrower/Applicant) W/o Saravanan No.50, 4th Main Road, Thirumal Nagar, Manavely Puducherry – 605 007 **2. Mr. Saravanan (Co-borrower/Co-Applicant) S/o. Thamizhselvan No.50, 4th Main Road, Thirumal Nagar, Manavely Puducherry – 605 007** **2. Mrs T Sumathy (Co-borrower/Co-Applicant) W/o Thamizhselvan No.50, 4th Main Road, Thirumal Nagar, Manavely Puducherry – 605 007** **Loan Account No. SLPHPOND0000258** **Date of Possession & Type** **02nd September, 2025 & Symbolic Possession** **Encumbranches known** **Not known**	Demand Notice Date: 12.06.2025 Rs. 13, 76, 034 (Rupees Thirteen Lakhs Seventy Six Thousand and Thirty Four Only) as on dated 09/06/2025 under reference of Loan Account No. SLPHPOND0000258 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.	Rs. 40,47,250/- (Rupees Forty Lakhs and Forty Seven Thousand and Two hundred and Fifty Only) **Bid Increment:** Rs. 20,000/- and in such multiples. **Earnest Money Deposit (EMD) (Rs.)** Rs. 4,04,725/- (Rupees Four Lakhs Four Thousand Seven Hundred and Twenty Five Only) **Last date for submission of EMD : 24th Oct , 2025 Time: 10.00 a.m. to 05.00 p.m.**	**27th Oct. 2025** **Time : 11.00 A.M. to 01.00 p.m.**	**S Singh 8428648685** **James - 7200281906** **Property Inspection Date:** **24th October, 2025**

Description of Property

Puducherry Registration District, Puducherry Sub-Registration District, Ariyankuppam Commune Panchayat, Manaveli Revenue Village, Manaveli Village, Sri Thirumal Nagar, 4th Main Road, R.S.No. 92/4, Cadatre Nos. 1044, 1044B is comprised in one part, measuring East West 20 Ft., North South 60 Ft., total extent of 1200 Sq.Ft., of Vacant Plot bearing Plot No.50, as per present Settlement Extract R.S.No. 92/4/A/1, Cadastre No. 1044/pt, 1069, 1044bis/pt, 1042, 1063, Patta No. 1774
Bounded on the; East: Plot No.49 West: Plot No. 51, North: 4th Main Road, South Plot No. 69.
Puducherry Planning Authority, Permission dated 10-12-2019 No. 1355/PPA/Z(INDIVIDUAL/PLOT)/2019/9545

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited Website Link: https://www.truhomefinance.in/e-auction**
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 : Pondicherry
Date : 25-09-2025

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 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 27.10.2025 between 11:00 a.m. to 1:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

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

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
1.Mr. D Pazhani (Borrower/Applicant) S/o Dhatchanamoorthy No.46, Meerasapettai Village, Kilpallipattu Village Vallam, Kannamangalam, Tiruvannamalai– 632 311 **2.Mrs. Chitra (Co-borrower/Co-Applicant) W/o. Pazhani No.46, Meerasapettai Village, Kilpallipattu Village Vallam, Kannamangalam, Tiruvannamalai– 632 311** **Loan Account No. SLPHVELR0000629** **Date of Possession & Type** **21st August, 2025 & Symbolic Possession** **Encumbranches known** **Not known**	Demand Notice Date: 12.06.2025 Rs. 33, 85, 879 (Rupees Thirty Three Lakhs Eighty Five Thousand Eight Hundred and Seventy Nine Only) as on dated 09/06/2025 under reference of Loan Account No. SLPHVELR0000629 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.	Rs. 47,01,000/- (Rupees Forty Seven Lakhs and One Thousand Only) **Bid Increment:** Rs. 20,000/- and in such multiples. **Earnest Money Deposit (EMD) (Rs.)** Rs.4,70,100/- (Rupees Four Lakhs Seventy Thousand One Hundred) **Last date for submission of EMD : 24-10-2025 Time: Till 05.00 p.m.**	**27th Oct. 2025** **Time : 11.00 A.M. to 01.00 p.m.**	**S Singh 8428648685** **James - 7200281906** **Property Inspection Date:** **24th October, 2025**

Description of Property

In Thiruvannamalai District, Cheyyar Registration District, Kannamangalam Sub – Registrar Office, Vellore Taluk, Kilpallipattu Village, Natham Old S.No. 136/2, New S.Nos. 136/9B and 136/9B2, D.No. 46 in this a land bounded on West by Plot belongs to K Ravi, East by Property bearing Natham S.No. 136/9B3, South by Street, North by Property belongs to Somasundaram in this 207 Sq.Mts and Constructions and service connections situated therein.

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited Website Link: https://www.truhomefinance.in/e-auction**
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 : Vellore
Date : 25-09-2025

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 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 10.10.2025 between 11:00 a.m. to 1:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

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

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
Mr. D Balamurugan S/o Dhandapani (Borrower) **Residence: No.1/34, 1st Street, Nannadu Villupuram – 605 801** **Ofice Address: D Balamurugan S/o Dhandapani** **Devi Cabs No.1/34, 1st Street, Nannadu Villupuram – 605 801** **Mrs. Kalaidevi W/o Balamurugan (Co-Borrower)** **No.1/34, 1st Street, Nannadu Villupuram – 605 801** **Ofice Address: Mrs. Kalaidevi , Aadhi Shivan Infotech No.1/34, 1st Street, Nannadu Villupuram – 605 801** **Mr. Pushparaj S/o Dhandapani (Co-Borrower)** **No.1/34, 1st Street, Nannadu Villupuram – 605 801** **Mrs Suganthi W/o Pushparaj (Co-Borrower)** **No.1/34, 1st Street, Nannadu Villupuram – 605 801** **Mr Dhandapani S/o Vasudevapillai (Co-Borrower)** **No.1/34, 1st Street, Nannadu Villupuram – 605 801** **Mrs Santhi W/o Dhandapani (Co-Borrower)** **No.1/34, 1st Street, Nannadu Villupuram – 605 801** **Loan Account No. SLPHPOND0000490** **Date of Possession & Type** **17-12-2024 & Physical Possession** **Encumbranches known** **Not known**	Demand Notice Date: 13.04.2024 Rs.1594587/- (Rupees Fifteen Lakh Ninety Four Thousand Five Hundred Eighty Seven Only) as on 06-04-2024 under reference of Loan Account No. SLPHPOND0000490 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.	Rs. 8,00,000/- (Rupees Eight Lakh Only) **Bid Increment:** Rs. 20,000/- and in such multiples. **Earnest Money Deposit (EMD) (Rs.)** Rs. 80,000/- (Rupees Eighty Thousand Only) **Last date for submission of EMD : 09th October, 2025 Time 10.00 a.m. to 05.00 p.m.**	**10th Oct. 2025** **Time : 11.00 A.M. to 01.00 p.m.**	**Singh S 8428648685** **James Clement - 72002 81906** **Property Inspection Date: 09.10.2025** **Time:10.00 A.M. to 05.00 P.M.**

Description of Property

All that piece and parcel of land and building comprised in Villupuram Registration District villupuram registration District Villupuram Joint –II Sub Register Office Koliyanur Panchayat Union, Nannadu Village and bearing Natham S.No. 258/6 and Old S.No. 166/1, Measuring the extent of 400 Sq .Feet is equal to 37.15 Sq.Met is bounded on
Boundaries : North by : Street , South by : Plot belongs to Mr. Dhandapani, East by : House belong to Mr. Ramalingam , West by : House belongs to Mr. Krishnamoorthy
Measurements: North to South Eastern side : 20 Feet, North to South Western side : 20 Feet, East to West Southern side : 20 Feet, East to West Northern side : 20 Feet
SCHEDULE - B: Description of the Immovable Property
All that piece and parcel of land and building comprised in Villupuram Registration District villupuram registration District Villupuram Joint –II Sub Register Office Koliyanur Panchayat Union, Nannadu Village and bearing Natham S.No. 166/1 Measuring the extent of 513 Sq .Feet is equal to 47.65 Sq.Met is bounded on
Boundaries : North by : Plot belongs to Mr. Dhandapani , South by : Plot belongs to Mr. Krishnamoorthy, East by : House belong to Mr. Duraij and Mr. Arul , West by : House belongs to Mr. Krishnamoorthy,
Measurements: North to South Eastern side : 28. ½ Feet, North to South Western side : 28. ½ Feet, East to West Southern side : 18 Feet, East to West Northern side : 18 Feet

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited Website Link: https://www.truhomefinance.in/e-auction**
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 : Vilupuram
Date : 25-09-2025

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

U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road,
Kurla, Mumbai 400070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSET(S) ["SECURED ASSET(S)"] UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND 9 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 describedSecured Asset(s) mortgaged / charged to **U GRO Capital Limited ("Secured Creditor"),** the possession of which has been taken by the authorized officer of Secured Creditor, will be sold on **"Asis what is" and "As is where is" and "Whatever there is"** on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction	
1.	1. R N Traders 2. Rahul Baburaj 3. Megha Ashok Loan Account Number: UGAMBSS0000053345	Date of Notice: 10-01-2025 Outstanding Amount: Rs.2,03,96,762/-	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 84,00,000/- ₹ 8,40,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): "All that piece and Portion of Residential Flat No.2, in the Ground Floor of the Building Namely "S.N.R Flats", Situated at Plot No.12, 2nd Cross Street, Rajeev Nagar (Rajiv Nagar), Perungudi, Chennai-600096; Flat Measuring 1183 Square Feet of Super Built up area (Carpet area being around 940 Sq.ft., or thereabouts), along with an One Covered Car Parking, together with 640 Square feet of Undivided Share of land Out of 2910 Square Feet in Schedule "A" Property, Comprised in Survey No.111/2, 111/1A and 109/2, As per Patta No.2368, New Survey No.111/2A1A2, of Perungudi Village, Sholinganallur Taluk, Chennai District; With all right, title and interest, common pathways, passages, staircases, common well, bore wells, sewers and drains, common parking, etc., and situated within the limits of Registration District of CHENNAI SOUTH and Sub -Registration District of NEELANGARAI."

2.	1. R N Traders 2. Rahul Baburaj 3. Megha Ashok Loan Account Number: UGAMBSS0000053345	Date of Notice: 10-01-2025 Outstanding Amount: Rs. 2,03,96,762/-	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 1,20,00,000/- ₹ 12,00,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): "All that piece and Portion of Residential Flat No.3, in the First Floor of the Building Namely "S.N.R Flats", Situated at Plot No.12, 2nd Cross Street, Rajiv Nagar (Rajeev Nagar), Perungudi, Chennai-600096; Flat Measuring 1685 Square feet of Super Built-up area (including the Common Area), along with an One Covered Car Parking, together with 913 Square feet of Undivided Share of land Out of 2910 Square Feet in Schedule "A" Property, Comprised in Survey No.111/2, 111/1A and 109/2, As per Patta No.2368, New Survey No. 111/2A1A2, of Perungudi Village, Sholinganallur Taluk, Chennai District; With all right, title and interest, common pathways, passages, staircases, common well, bore wells, sewers and drains, common parking, etc., and Situated within the limits of Registration District of CHENNAI SOUTH and Sub -Registration District of NEELANGARAI."

3	1. A3 SUPER AGENCIES 2. Ajin Jeni Reji 3. Benedict Jaya Singh Raj Herold Reegon LAN: UGNAGTH0000022454	Date of Notice: 07-oct-2024 Outstanding Amount: Rs. 58,78,182/- as on 07-Oct-24	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 59,00,000/- ₹ 5,90,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that piece and parcel of immovable property being Land and Building Kanyakumari District, Marthandam Registration District, Verkilambi Sub-Registration District, Kalkulam Taluk, Attoor Village Themanur Desam said Karaipatril Re-Survey No. 56/3- 8 ½ cents, and 56/2B-1 Cent in which having an extent of 3 Ares 84 Square Meter Property equal to 9 ½ Cents equal to 4138.2 Sq Feet property. Old Survey No. 4384, Patta No 5022 **Boundaries:** North: Selvaraj's property Re-survey No. 56/2 B South: As per plan 2nd Kandam in Re-survey No. 56/3, East: As per plan 2nd Kandam in Re Survey No. 56/3, West: Road.

4	1.Ayyar Mill & Traders 2. Ramanathan Thiru-malaisamy 3. A Vasanthalakshmi 4. Ramanathan Thiru-malaisamy 5. Lakshmi Thiru-malaisamy LAN: UGOTTTH0000012071	Date of Notice: 07-Oct-2024 Outstanding Amount: Rs. 40,61,122/- as on 07-Oct-24	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 20,35,000/- ₹ 2,03,500/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): "All that piece and parcel of immovable property being Land and Building bearing SF.NO.132/6, Plot No.11, Markkampatti Village, Ottanchatram Talup Kallimanthayam SRO, Dindigul Registration District, Dindigul District(West) - 17 feet wide East West Common Pathway, all Propety of Loganatantann, (East) Karuppalagounder and others property, (South) - Property of Sengappary (North) - Property of Jeevaa"

5	1. Guru Mara Izhaipagam 2. Baskaran P 3. Mallika Perumal 4. Perumal N Loan Account Number: UGVELMS0000030568	Date of Notice: 17-01-2025 Outstanding Amount: Rs. 22,91,293/-	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 17,00,000/- ₹ 1,70,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that Piece and parcel of the land and building situated at Old Door No. 126, New Door No. 144, Kallu Kolli Street, Melveeranam Village, Wallajah Tk, Ranipet Dt., measuring 2100 Sq. Ft. of land comprised in Old Survey No.s 160/3 and New Survey No. 160/3B within the sub - Registration District of Kaveripakkam Registration District of Ranipet within the **Boundaries hereunder:** North By: Lake Canal South By: Street East By: House of Dharmalingam West By: House of Kuppan Measuring: East to West: 30 Ft North to South: 70 Ft Admeasuring 2100 Sq. Ft of Land and Building.

6	1. K R R Fibers 2. Ramadass Rajasekar 3. Rajasekar Santhi Loan Account Number: HCFDIN-SEC00001046725	Date of Notice: 10-03-2025 Outstanding Amount: Rs. 43,30,721.42/-	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 48,50,000/- ₹ 4,85,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that part and parcel of Immovable property bearing in Dindigul Registration District, Nagalnaichkenpatti sub Registration District, Dindigul Taluk, Balakrishnapuram Village, "Pasumai Nagar", Southern part of Plot No. 48 comprised in old S.No's. 851/1, 851/2 852/1, 852/3, under Patta No. 1055, New S.No's 851/1A1A1,852/1A1A & Under Patta No. 1183, S.No. 851/2A1A1A, 852/3A1A1 measuring East West 40 feet on both sides and North South 30 feet on the both sides in all measuring 1200 sq. ft, **Bounded on** South- 20 feet wide East West E Road. West- Plot No. 47, North- Northern part of the Plot No. 48 measuring 1200 sq. ft, East- 20 feet wide North South C Road.

7	1. Kumaran Traders 2. Minnal Kodi 3. Thirunavukarasu 4. Meenakshi Sundaram 5. M Sandhiya Loan Account Number: HCFVELSEC00001020204 &UGVELMS0000025654	Date of Notice: 17-03-2025 Outstanding Amount: Rs. 63,21,079.18/-	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 71,00,000/- ₹ 7,10,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that Piece and Parcel of land and building situated at Palavansathu Village, Vellore Tk,Vellore Dt., measuring 1559 Sg.Ft of land comprised in Survey No.12/1A within the Sub-Registration District of Vellore Registration District of Vellore within the boundaries hereunder **Boundaries** East by : House of Govindharaji West by : Vacant Plot of Penjammin Pattarick North by : Gandhi street South by : Vacant Plot of Mani Measuring On the Northern Side:33 Ft/ On the Southern Side: 33Ft On the Eastern Side: 49.6Ft On the Western Side: 45Ft Admeasuring 1559¼ Sq.Ft of land and building Situated within the Sub-Registration office of Vellore and in the Registration District of VELLORE.

8	1. Mary Cotton World 2. Anto Nivin 3. Jeromin Loan Account Number: UGTRNMS0000038645	Date of Notice: 10-01-2025 Outstanding Amount: Rs. 25,04,718.28/-	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 27,50,000/- ₹ 2,75,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that part and parcel of the immovable property bearing Plot 120 with land, Patta 1299, 1886, 1897, 1965, Ayan Punja Survey No. 113/3A2, 113/5A, 115/1, 116/1C, 119/1, 119/2 and 120/2B2C situated in Tirunelveli District, Tirunelveli Registration District, Valliyoor SRO, Thalapathi, Samuthiram Village Part-2, Nanguneri Panchayat Union according, with total extent of 28 acre 60 cent land have been converted into housing plots as name as " Pleasant Nagar" in which measuring East West Northern Side 50 Ft., Southern Side 50 Ft. and South North Eastern Side 58.75ft, Western Side 59 Ft. in total 2943.75 Sq. Ft equal to 273.482 Sq. Mt equal to 6.76 Cent situated in subdivision Survey no. 115/46 **Boundaries:** North: 20 Ft. Pathway East: Plot no. 121 West: 30 Ft. Pathway South: Plot No. 130

9	1. SS Stores 2. Kaveri Sivakumar 3. Sivakumar Mani LAN: UGPERMS0000002301	Date of Notice: 28-12-2023 Outstanding Amount: Rs. 24,10,904/- as on 08-11-2023	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 41,00,000/- ₹ 4,10,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s):
1st Item: "All that piece and parcel of an immovable property situated at Erode District, Erode R.D, Bhavani Sub R.D Bhavani Taluk, Periyapuliur Village, R.S.No.318/5, P.H.0.01.5, Kist Rs.0.06, R.S.No 318/6, P.H.150.0, Kist Rs.5.07 in total P.H.1.51.5 kist Rs.5.11 Old S.F.No.460, P.A. 3.74,1428 Sq.feet, house site no.161 center part within the **following boundaries:-** on the East by of North side Site no 161 of Rabiyathulpasiriya, on the West by north side no 161 of Sikantharthauth, on the North by of 20 Feet width east-west road, on the South by Panjayath School and Muniappan Temple.
2nd Item: All that piece and parcel of an immovable property situated at Erode District, Erode R.D, Bhavani Sub R.D Bhavani Taluk, Periyapuliur Village, R.S.No.318/5, P.H.0.01.5, Kist Rs.0.06, R.S.No 318/6, P.H.150.0, Kist Rs.5.07 in total P.H.1.51.5 kist Rs.5.11 Old S.F.No.460, P.A. 3.74, 1376 Sq.feet, house site no.161 Eastern part within the **following boundaries:-** on the East by of North side Site no 161 of Rahamduthulla, on the West by Panjath Road, on the North by of 20 Feet width east-west road, on the South by Panjayath School and Muniappan Temple.
3rd Item: All that piece and parcel of an immovable property situated at Erode District, Erode R.D, Bhavani Sub R.D Bhavani Taluk, Periyapuliur Village, R.S.No.318/5, P.H.0.01.5, Kist Rs.0.06, R.S.No 318/6, P.H.150.0, Kist Rs.5.07 in total P.H.1.51.5 kist Rs.5.11 Old S.F.No.460, P.A. 3.74, 1450 Sq.feet, house site no.161 Western part within the **following boundaries:-** on the East by North side Site no 160 of M.S. Balasubramaniam, on the West of Centre of Site No.161 of Rahamadthaulah, on the North of 20 Feet width east-west road, on the South by Panjayath School and Muniappan Temple.

10	1. M S R Impex 2. M D Sarfraz 3. Rubee Khatun 4. MD Ashraf Khan Loan Account Number: UGTIRSS0000052859	Date of Notice: 10-02-2025 Outstanding Amount: Rs. 74,54,457.00/-	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 78,00,000/- ₹ 7,80,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that piece and parcel of the mortgaged property being in Tiruppur Registration District, Tiruppur Joint I Sub Registration Office, Tiruppur North Taluk, Tiruppur Corporation, Old Ward 9, New Ward 26, Thottipalayam Village, T.S Ward No. 13/1/1/2 (as per Govt Guideline T.S. Ward "D") S.V Colonoy East 1st street, Patta no. 9329, Old T.S.Ward " J" T.S No. 3/34, Door No.28/44, 45, Tax assessment Old No.26014634 New No. 032/026/03003 and in this Western side one part property and lies on the following **boundaries:** North of: Property Belongs to Arunachalam West of: Property belongs to Kalaiselvi @ A.Selvi East of: Property Belongs to Arunachalam South of: East-West Road Measurements: North -East-West on the both side 15 Ft. South- North on the both Side 60 Ft' Total an extent of 900 Sq.ft equal to 83.61 Sq. mt Land with Ground Floor 900 Sq. Ft First Floor 900 Sq. Ft R.C.C building with premise. And rights over the roads for ingress and egress with usual pathway rights to use the roads and all other appurtenances attached there to. The above Property EB Service No. Connection No. 03-205-009-1684, Tax Assessment Old No. 032/26014634, new Assessment No. 03/026/03003, Water connection Old No. 03/26054191, new connection no. 032/026/02391. The above property presently situated in New (T.S Ward No. "G" Block No. 10, T.S No. 30) Old(T.S ward No. "J" Block No. 3, T.S No. 34)

11	1. Sri Ambika Medicals 2. Mohan Kavitha 3. Selvaraj Rajesh Loan Account Number: UGKNCTH0000011765& UGKNCMS0000041872	Date of Notice: 17-03-2025 Outstanding Amount: Rs. 97,62,873.04/-	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 96,30,000/- ₹ 9,63,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that piece and parcel of the land with building measuring 3000 Sq.feet in Plot No.3 and 5 Comprised in Old Survey No.630/2B1, Survey No.630/2B1A1A and Patta wise New survey no. 630/42 situated at No.21, Kilambi Village, layout in the name of "Sri Vidya Nagar, DTCP No.204/2008 in Kanchipuram Taluk and Kanchipuram District, measuring East to West - 50 feet; and North to South - 60 feet i.e.,3000 Sq.feet. The property is within the Jurisdiction of Registration District of Kanchipuram and Sub-Registration District of Dhamal thereon. **Boundaries of Property:** East: Plot No.4, North: Plot No.1 and 2, West: 30 feet Road, South: Plot No.6 and 7.
Item No. I - 750 Sq. feet undivided Share of land with Building constructed in the 'Block-D' measuring an extent of 396 Sq. feet on the Ground floor along with 396 Sq. feet on the First floor (inclusive of Rights in common areas and Amenities) mentioned in Schedule - A Property
Item No. II - 750 Sq. feet undivided Share of land with Building constructed in the 'Block-A' measuring an extent of 396 Sq. feet on the Ground floor along with 396 Sq. feet in the First floor (inclusive of Rights in common areas and Amenities) mentioned in Schedule -A Property.
Item No. III - 750 Sq. feet undivided Share of land with Building constructed in the 'Block-B' measuring an extent of 396 Sq. feet on the Ground floor along with 396 Sq. feet in the First floor (inclusive of Rights in common areas and Amenities) mentioned in Schedule -A Property.
Item No. IV - 750 Sq. feet undivided Share of land with Building constructed in the 'Block-C" measuring an extent of 396 Sq. feet on the Ground floor along with 396 Sq. feet on the First floor (inclusive of Rights in common areas and Amenities) mentioned in Schedule -A Property.

12	1. Rajalakshmi Apparels 2. Rajalakshmi T 3. Thirumalaimurugan M Loan Account Number: UGSIVMS0000017979	Date of Notice: 24-12-2024 Outstanding Amount: Rs. 21,08,517/-	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 27,50,000/- ₹ 2,75,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that Piece and Parcel of Mortgaged Property situated in Virudhunagar District, Virudhunagar District Registration Office, Srivilliputhur Sub Registration Office, Srivilliputhur Town, Krishnankovil Street, TS. Ward No. 1, TS. No. 226 Part, now as per subdivision S.No. 226/2, house bearing D. No. 137/67 with EB. Sc.No. 07-259-009-392, old property tax assesment no.130/28328, property tax assessment no. 130/033/900570, old water tape connection no. 130/16265, new Water Tape connection no. 130/033/90020,. house measuring east west on the northern side 14.50 fts. on the southern side 9fts. north south on the both side 66.50 fts, thus totally measuring 781.375 sq.fts **bounded on the** North: TS. No. 242 belongs to Krishnankovil Street East: TS. No. 226 belongs to eastern side of Nathamunisamy Naidu Partition Vacant site South: Land in TS. No. 226 Part belongs to Govindasamy Naidu House West: Land in TS. No. 226 part belongs to periyasamy House and Vacant Site.

13	1) Prem Rubbers 2) Thankappan Premraj 3) Anantha Jothi Prem-raj 4)Subanandaraj T Loan Account Number: HCFNAGSEC00001025226	Date of Notice: 11-06-2024 Outstanding Amount: Rs. 53,59,762/- as on 10-Jun-24	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 65,50,000/- ₹ 6,55,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that piece and parcel of property being D. No. 13-310, 13-311, 13-312, 13-313, 13-314, S.No. 7/5, Re S. No. 7/6A along with Extent: 4.500 Cents in Total 5.600 Cents equal to 226.64 Sq. meter land, Thiru Nanthikarai Petchiparai Village and Panchayat, Thiruvattar Taluk, Thiruvattar SRO, Kanyakumari District butted and **bounded on the** East by: Land belongs to Prem Raj and Kulasekharam to Pechiparai Road; On the West by: Land belongs to Saroja & Dhaveedhu; On the North by: Land belongs to Dhaveedhu; On the South by: Land belongs to Rengtiraj & Prem Raj.

14	1) Raja Traders 2) Esamuthu Stalin Prabhu Pandi 3) Rajalatha Loan Account Number: UGNAGTH0000023686	Date of Notice: 10-03-2025 Outstanding Amount: Rs. 51,60,875.68/- as on 06-March-25	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 54,50,000/- ₹ 5,45,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that piece and parcel of Immovable Property bearing in Tirunelveli District, Tirunelveli Registration District, Nanguneri Sub- Registration District, Nanguneri Taluk, Elankulam Panchayat, Elankulam village, Survey No, 261 A/ 2A1C- 2Acre, as per subdivision Survey No. 261A/ 30 – Hec. 0.46.0 in which having an extent of 3 areas 84 Square Meter Property equal to 9 Cents equal to 364.50 Square Meter Vacant Plot. Patta No. 1561 Boundaries asNorth- Santha House and Vacate Plot South- T. Samuvel and others property. West- South to North Street East- South to North Santhu

15	1. Sahaya Matha 2. Sunil Raj Varghese 3. Ruby Jacqueline Loan Account Number: HCFNAGSEC00001017160	Date of Notice: 14-11-2024 Outstanding Amount: Rs. 22,40,447/- as on 14-11-2024	Reserve Price EMD Last date of EMD Deposit Date of Auction Time of Auction Incremental Value	₹ 15,50,000/- ₹ 1,55,000/- 13-10-2025 14-10-2025 11 AM to 01 PM Rs. 1,00,000/-

Description of Secured Asset(s): All that part and parcel of the property situated at Kanyakumari District, Marthandam Registration District, Munchirai Sub District, Killiyoor Taluk, Keezkhulam village is now bifurcated into EnayamPuthenthurai Village, Keezhkulam Desam, Re. Sy. No. 439 having with an extent of 0.22.50 are in which 10 cents in which middle part consisits3.200 Cents equal to 129.54 sq. meter land and existing building therein both present and Future bearing Door No. 8/137 B with EB connection No. 196-007-1339 within the following Boundaries. **Bounded on the** North: property belongs to Joseph Antony and Maria Pasbin, South: Property belongs to Mary Subash punitha East: Pathway and property belongs to Kilbert West: Road.

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website. i.e. **www.ugrocapital.com** or contact the undersigned at **authorised.officer@ugrocapital.com**
Contact Number- 9087856096 (Mr. Dinesh M)

Place: TAMILNADU
Date: 25.09.2025

Sd/-(Authorised Officer)
For UGRO Capital Limited

Shriram Finance Limited

Head Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 022 4241 0400, 022 4060 3100 ; **Website:** http://www.shriramfinance.in **Registered Off.:** Sri Towers, Plot No.14A, South Phase Industrial Estate, Guindy, Chennai 600 032. **Branch Off:** No 13 , Meenakshi Towers, Rajamannar Street, G N Chetty Road, T Nagar , Chennai-600 017.

APPENDIX-IV-A [SEE PROVISION TO RULE 8 (5) & 8 (6)] AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

NOTE: It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022.

E-Auction 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 public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Shriram Finance Limited. The Symbolic possession of which have been taken by the Authorized Officer of Shriram Finance Limited(Earlier known as Shriram City Union Finance Limited) will be sold on "As is where is', "As is what is", and "Whatever there is" basis in e-auction on 30th October 2025 between 11 AM to 1 PM for recovery of the balance due to the Shriram Finance Limited from the Borrower/s and Guarantor/s, as mentioned in the table, Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit and increment are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Date & Amount of 13(2) Demand Notice	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
1. M/s. JS CAPITAL **Rep. by its Proprietor Mr. Janarthanan S** **No. 85 K/9, Venkateswara Nagar, Behind Bus Terminus, Madurantakam, Kancheepuram, Chengalpat - 603306 (Borrower)** **2. Mr. Janarthanan S 41, Anandh Nagar, Madhuranthagam Post, Maduranthakam, Kancheepuram, Tamilnadu – 603306** **(Co-Borrower/Guarantor)** **3.Mrs. Gopalakrishnan Sargunabai** **41, Anandh Nagar, Madhuranthagam Post, Maduranthakam, Kancheepuram, Tamilnadu – 603306 (Co-Borrower/Guarantor)** **Date of Possession & Possession Type** **15th Feb, 2023 - Symbolic Possession** **Encumbrances known** **Not known**	**27-04-2022** **Rs.42,80,123/- - (Forty-Two Lakhs Eighty Thousand One Hundred Twenty-Three only) as on 25-04-2022** **Loan Account No. RSTNGTF1808 050021**	INR. 1,20,00,000/- [Rs. One Crore Twenty Lakhs Only] **Bid Increment** Rs.25,000/- (Rupees Twenty Five Thousand Only) in such multiples **Earnest Money Deposit (EMD) (Rs.)** INR. 12,00,000/- [Twelve Lakhs Only] **Last date for submission of EMD : 29th October 2025 Time 10.00 a.m. to 05.00 p.m.**	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below in favour of Shriram Finance Limited **BANK NAME-** AXIS BANK LIMITED **BRANCH-** DR. RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI **BANK ACCOUNT NO-** Current Account No . 006010200067449 **IFSC CODE-** UTIB0000006	**30th Oct. 2025 & Time. 11.00 a.m. to 01.00 P.M.**	**Mr S Mathew Arun +9199940 98638** **Mr JeevaRathnam R +919841 568770** **Property Inspection Date: - 4th October 2025 Time 11.00 a.m. to 04.00 p.m.**

Description of Property

All that piece and parcel of land measuring 1800 Sq.ft (167.29 Sq. Meters) and building thereon, situate at Plot No. 41, Anand Nagar, Madurantakam – 603306, approved vide No. 123/2000 as Anand Nagar comprised in Nanjai Survey No. 1103/1A, 1103/2A (as per The Extract from the Town Survey Register, T.S.No. 8/20, Ward No.A, Block No.27) in Madurantakam village & Taluk and Kancheepuram District and boundaries on the:-
North by – 30 Feet wide road, South by – Plot No. 33, East by – Plot No. 42, West by – Plot No. 40
Admeasuring : North – 30 feet, South – 30 feet, East – 60 feet, West – 60 feet,
Situated within the Sub registration District of Madurantakam and Registration District of Chengalpet.

STATUTARY 30 DAYS NOTICE UNDER RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

The borrower/mortgagors/guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-auction i.e. 30/10/2025 , failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

The Authorised Officer reserves the right to reject any or all bids without furnishing any further reasons. The online auction will be conducted on website (https://www.samil.in) of our third party auction agency SHRIRAM AUTO MALL INDIA LTD. and for the place of Tender Submission/ for obtaining the bid form / Tender open & Auction, please visit the website https://www.samil.in and for detailed terms and conditions of the sale please refer to the link https://kalam.shriramfinance.in provided in the website of Shriram Finance Limited.

Place : Chennai
Date : 25/09/2025

Sd/- Authorised Officer
Shriram Finance Limited