Every percentage point paid as fee matters

NO FREE LUNCH

AVINASH LUTHRIA

There is a bug in the human brain owing to which it rushes to the conclusion that a fee of 1 per cent per annum (pa) over any number of years totals up to 1 per cent of the amount. That is completely wrong. The brain struggles to understand that a fee of 1 per cent pa over 10 years becomes a total fee of about 10 per cent. Nobel Prize-winner William Sharpe correctly observed that minimising investment costs, along with diversification, are the two most important rules in investing. So, let us fix this bug.

The brain finds it comfortable to shut down when faced with too much complexity. To fix that, we have to simplify, even if that requires a small sacrifice in accuracy.

Suppose you have a corpus of ₹10 crore, kept in physical cash at home. You agree to pay the security guard a fee of 1 per cent p.a. In the first year, you pay a fee of ₹10 lakh, leaving you with ₹9.9 crore. In the second year, the fee is ₹9.9 lakh. The total fee over two years is ₹19.9 lakh. This total fee of ₹19.9 lakh divided by ₹10 crore is 1.99 per cent over two years. This is close to 2 per cent.

The easiest way to do this calculation, even if it is not fully accurate, is that 1 per cent in the first year plus 1 per cent in the second year equals a total of 2 per cent. The accurate way to do this calculation is that in the first year, you are left with 99 per cent of the amount. Ninety-nine per cent in decimals is 0.99. In the second year, you are left with 99 per cent (ie 0.99) of what you started the second year with. So, at the end of the second year, you are left with 0.99 multiplied by 0.99, which is 0.9801. This is 1.99 per cent less than what you began the first year with.

Extending this to 10 years, the simple calculation implies a total fee of 10 per cent. The more accurate calculation shows a total fee of 9.56 per cent. The simple calculation is sufficient to think through most real-life decisions. So, let us stick to that. In the previous example, over 10 years the total fees would be ₹1 crore, and you would be left with ₹9 crore.

Let us assume that there is a mutual fund (MF) scheme where the direct plan has a fee of 0.5 per cent pa and the regular plan has a fee of 1.5 per cent pa The difference between the two is 1 per cent pa For simplicity, let us assume that the fee does not change for the next 10 years; that your entire net worth is invested in this scheme; and you spend your entire salary on living expenses. With the regular plan, you will be 10 per cent poorer at the end of the 10 years, as compared to the direct plan. That is beyond dispute. The only decision you have to make is whether using the regular plan provides you with so much benefit or convenience that it justifies being 10 per cent poorer at the end of 10 years. Inflation and returns do not change this conclusion. Including them only distracts the brain from understanding it.

> IF A FUND'S DIRECT PLAN DELIVERS 1% ANNUALLY (NET OF INFLATION AND TAXES), PAYING 1% EXTRA IN A REGULAR PLAN WIPES OUT THE ENTIRE GAIN IN PURCHASING POWER

If a balanced fund (direct plan) generates 1 per cent pa return net of inflation and taxes, then giving up 1 per cent pa in additional fees in a regular plan is giving up 100 per cent of the increase in our purchasing power. Hence, every 1 per cent pa of investment costs is a matter of life or death.

The writer is an hourly-fee financial planner and a Sebi RIA at Fiduciaries.in. He was a private-equity investor for 12 years

CAR PURCHASE AFTER GST CUT

Focus on total ownership cost, not just price, when selecting vehicle

Higher upfront price with lower maintenance cost and higher resale value may prove economical

HIMALI PATEL

Car dealerships are offering attractive deals owing to the goods and services tax (GST) rate cut and festival-season offers. Maruti Suzuki, Hyundai, Tata Motors, Mahindra, and Kia have all announced significant price cuts. Many prospective buyers are flocking to showrooms. Here is a guide to help them get a good deal.

Best time to buy

Late September to October is ideal for purchasing a car. "Dealers are under intense pressure to meet their quarterly and festival sales targets, giving you greater leverage in negotiations," says Ravi Bhatia, president, JATO Dynamics India.

"Timing your purchase strategically towards the end of the month or quarter, when sales teams are under pressure to meet targets, improves your chances of getting additional benefits," says Akhil Rathi, head – financial advisory, 1 Finance.

Picking the right model

First, consider factors such as daily usage (in kilometres), type of driving (urban, highway, or mixed), parking constraints, and passenger load. "These factors will help you decide whether to buy a small hatchback, a sedan, or an SUV," says Rathi. Fix a realistic on-road budget to narrow your choices.

Compare models on total ownership cost, including fuel efficiency, service charges, spare part pricing, and resale potential. "A car with a slightly higher upfront cost but lower maintenance cost and stronger resale value often proves cheaper in the long run," says Rathi. Safety ratings should also be a key criterion.

Bhatia suggests leveraging online platforms (CarDekho, CarWale, etc) for price and feature comparisons, and forums (like Team-BHP) for insights from owners.

Choosing the dealer

Do your homework before visiting a showroom. Compare prices across cities. "Even a state border can result in a price difference of ₹20,000–30,000 due to variations in road tax and other levies," says Bhatia.

Five low-cost lenders

Lender	Car loan interest rate (%) pa
Uco Bank	7.60-10.25
Canara Bank	7.70-11.70
Bank of Maharashtra*	7.70-12.00
Indian Bank	7.75-9.85
Punjab and Sind Bank	7.75-14.25

*0.25% interest rate concession for existing home loan borrowers and other existing customers having at least 6 months of relationship with the bank; rates and charges as of September 24, 2025.
Source: Paisabazaar.com

"Compare total on-road prices rather than just ex-showroom costs," says Abhishek Kumar, Sebi-registered investment adviser and founder, SahajMoney.com.

Engage with at least three dealers of the same brand. Ask each for a transparent cost sheet that includes the ex-showroom price, including costs like registration, insurance, and accessories. Check the dealership's reputation as you will have to interact with it for after-sales service. Prefer a model with a comprehensive service network.

"Check the manufacturing month of the vehicle through VIN (vehicle identification number) to ensure that the car belongs to fresh stock and is not an older unit being pushed during the season," says Rathi. Kumar suggests verifying that the GST benefit is being implemented.

Negotiating smartly

When negotiating on accessories, focus on essentials. "These include mud flaps, mats, and basic protective covers. Unnecessary cosmetic upgrades should be avoided," says Rathi.

Avoid rushing into a deal. "Hold your ground if you sense that a better offer is around the corner," says Rathi. Dealerships with unsold stock, especially of less popular colours or variants, are often more willing to negotiate. "Be prepared to walk away if the deal does not meet your requirements," says Kumar.

Getting the best loan deal

Dealerships now tie up with multiple banks and non-banking financial companies (NBFCs), due to which approvals are quicker. Adhil Shetty, chief executive officer, BankBazaar.com, cautions buyers against mistaking convenience for value.

"A dealer may highlight an attractive rate from one bank, but you could be eligible for even better terms from another lender, especially the bank where you maintain your salary account," says Shetty.

Some lenders finance up to 100 per cent of the car price. "Look for such an offer if you don't have enough to pay towards the down payment," says Radhika Binani, chief product officer, Paisabazaar. She adds that public-sector banks generally offer lower rates than private-sector ones.

Also, compare prepayment and foreclosure charges. Binani warns that festive-season loans are often bundled with costly add-ons. "Even though you may get an offer at a relatively lower interest rate, you may end up paying a higher overall cost of credit," says Binani.

Insurance essentials

Many buyers take the first insurance option suggested by the dealer, which can be a mistake. Pankaj Verma, chief technical officer, Zurich Kotak General Insurance, recommends online research into policy features, exclusions, and premium breakup. He advises asking the dealer also for multiple quotes with a one-page summary of premium, insurance declared value (IDV), and add-ons.

Do not be swayed by the lowest premium. "Instead, opt for a policy with add-ons such as engine protection, zero-depreciation, return to invoice, and a strong claim-settlement record," says Verma.

Mistakes to avoid

Be rational and budget-conscious when selecting the vehicle model. "Some buyers get carried away by festival offers and purchase higher variants or larger vehicles than they truly need, which impacts running cost and long-term affordability," says Rathi. Another common error is skipping the pre-delivery inspection, which can result in receiving a car with defects or one belonging to an older batch.

Some borrowers extend the loan tenure to reduce the EMI, resulting in increased overall interest burden. Finally, Kumar warns against buying overpriced accessories or insurance pushed by dealers.

The writer is a Mumbai-based independent journalist

NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited)
Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (West), Mumbai – 400 070.
Regional Office at : 746,kormangala 4 th Bock, Bengaluru 560034

POSSESSION NOTICE UNDER RULE 8(1) OF THE SARFAESI ACT, 2002

Whereas the Undersigned being the Authorized Officer of **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Ordinance, 2002 (order 3 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 Notices to the Borrower/s as detailed hereunder, calling upon the respective Borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the receipt of the same. The said Borrowers/Co borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Co borrowers and the public in general that the undersigned has taken Constructive possession of the property described hereunder in exercise of powers conferred on him under Section 13(4) of the said Act r/w Rule 8 of the said Rules in the dates mentioned along-with the Borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)**. For the amount specified therein with future interest, costs and charges from the respective dates.
Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:

1.Name and Address of the Borrower, Co Borrower Guarantor Loan Account No. And Loan Amount:-
LOVE JOY FERNANDES (BORROWER), C/O Malamajunath Sriankalaparameshwarinilaya, Kaithota, Road Lmmadihali, Main Road,Bangalore 560066. **LEEROY FERNANDES (CO-BORROWER) RUTH FERNANDES (CO-BORROWER)** 1.3-22-1898, Cammandor George Martis Road, Bt Garden, Kadri Mallikatte, Magalore 575002/ 2. 3-22/1898 B.B F Compund C.G.M Road, Kadri Mallikatta Kamkanady Mangalore, 575002.
LAN NO: LMANSTL0000047655 & LMANSTT0000073638 Loan Agreement Date: 23rd May, 2018 & 02nd May, 2019
Loan Amount: Rs.14,00,000/- (Rupees Fourteen Lakhs Only)& **Rs.6,00,000/-** (Rupees Six Lakhs Only)
Demand Notice Date:- 10.07.2025 **NPA Date:** 05.07.2025
Amount Due In Rs.12,25,906.4/- (Rupees Twelve Lakhs Twenty Five Thousand Nine Hundred Six and Four Paise Only) **& Rs.568,064.25/-** (Rupees Five Lakhs Sixty Eight Thousand Sixty Four and Twenty Five Paise Only) due and payable **as on 10/07/2025** together with further interest from **11/07/2025.**
Symbolic Possession date/ Constructive possession:- 25-09-2025

SCHEDULE OF THE PROPERTY:- All That Part And The Parcel Of Non Agricultural Immovable Property Held On Mulageni Rights Situated At Kadri A Village Of Mangaluru City Corporation, Within The Registration Sub- District Of Mangaluru City, D.K District Comprised In: R.S No. 85/1a2, T.S No. 1582/1a2, Kissam Converted, Extent A.C 0-14.90, (As Per R.T.C 1582/1A2AP1) (As Per Khatha 1582/1A2A) Containing Residential House Bearing D No. 3e-22-1898 Measuring 1900 Sq.Ft Togetherwith All Other Mamool And Easementary Rights Of Way, Water, Appurtenant Thereto: **Bounded As: North & West:-** Road And Portion Of Same Sy.No **South & East:-** Portion Of The Same Sy. No.

Place: MANGALORE **Sd/- Authorized Officer**
Date: 29.09.2025 **FOR Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited)**

HINDUJA HOUSING FINANCE

HINDUJA HOUSING FINANCE LIMITED
CIN U65922TN2015PLC10093, www.hindujahousingfinanace.com
Head Office:"#167-169", 2nd Floor, Little Mount, Saidapet, Chennai- 600 015.

APPENDIX IV PHYSICAL POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Hinduja Housing Finance Limited (HHFL) under the Securitization 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, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of HHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession
1	**1.Mr. DEVARAJ S (Borrower) 2. Mr. HUSANAPPA Y (Co-Borrower).Are Resident of** 11-1-134 SBI BANK ROAD NEAR SBI BANK KALKAM DR AREA WADI GULBARGA , WADI DIST GULBARGA, Karnataka, India – 585225**. Loan no - KA/GLB/GBGA/A000000076& CO/CPC/CPOF/A000000373. Rs.500000/-. vide Loan Application No. KA/GLB/GBGA/A000000076 and top up loan of Rs.54100/- vide loan application No CO/CPC/CPOF/A000000373.**	**03.05.2025, Rs.614140/-** (Rupees Six Lakh Fourteen Thousand One Hundred Fourty Only)	**27.09.2025**
	Description of Secured Asset (Immovable Property): All the piece and parcel of the immovable property.TMC No 91/3/12/1 Having property ID No 25-512-130/A Measuring East-West 4.572009 Mtrs and Narth-South 9.144018 Mtrs Totally measuring 41.806350 sq mtrs Situated at Balaram choukh wadi(jn), Taluk Chitapur.District.Kalaburagi.bounded as under East by Open plot of shanthappa, West by Open spece of Mehabob ali, North by House of Zameer, South by Wadi to Kamarwadi Village Road		
2	**1. Mr. RAJSHEKHAR MALGI (Borrower), 2. Mrs. SUMANGALA SHIVABASAPPA (Co-Borrower). Are Resident of:** PLOT NO 47 NEW JEWRGI ROAD NGOS COLONY GULBARGA , Karnataka , India - 585102 . **LoanNo- KA/GLB/GBGA/A000000250.**	**03.05.2025, Rs.1218389/-** (Rupees Twelve Lakh Eighteen Thousand Three Hundred Egight Nine Only)	**27.09.2025**
	Description of Secured Asset (Immovable Property): All piece and parcel of Flat bearing No M-4 bearing corporation No .891/11/1&12/2C/3/2&3/8/M-4/TF having super build up area of 540Sq ft & undevided share of land of 202.5Sq ft constructed on plot No 2.3 situated in survey No 11/1 and plot No 8 situated at in survey No 12/2C/3 each measuring 30x40=1200Sq ft of village kotnoor Tq and Dist Kalaburagi bounded as under, East by open space of building and there after plot No 4, West by Common wall and there after flat No N-4, North by common corridar and there after Flat no P-4, South by Below it open space and then 30 Ft wide road.		

Place: Kalaburagi, Date: 29-09-2025 **Sd/- (Authorised Officer), Hinduja 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

SYMBOLIC 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 SYMBOLIC 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 this 26th day of September of the year 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

Jayaram V Haibatti S/o Vasappa (Borrower)
Vasappa K Haibatti S/o Krishnappa (Co-Borrower)
Sujata V Haibatti W/o Vasappa K Haibatti (Co-Borrower)
All Residing at - #723, Neharu Nagar, Kundagol District,Near Renukachary Temple, Kundgol,Karnataka - 581113
Also at:-Shree Veerapratap & Son's, Wholesale Pipe and Fittings Accountant Bus stand Road, Near by Angadi Complex, Kundagol, Karnataka – 581113
Also at:-CTS No. 1109, Neharu Nagar, Kundgol, Near Renuka Swamy Temple, Karnataka – 581113

Amount due as per Demand Notice

Rs. 6,75,107/- (Rupees Six Lakh Seventy Five Thousand One Hundred and Seven Only) as on dated. 08-07-2025 under reference of Loan Account No. SILHUBLI0000673 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.
Date of Demand Notice – 10.07.2025
Date of Symbolic possession – 26.09.2025
Date of NPA – 04.07.2025

Description of Mortgaged Property

Property bearing CTS No. 1109 measuring 91 Sq mtrs, which is bearing E-Swathu No.:7-503-45 situated at Kundagol city, Tq: Kundagol, Dist: Dharwad and property is bounded as follows:-To the East: Property of Palikoppa, To the West: Property of Badni
To the North: Property of Kamadolli, To the South: Road

Borrower's Name and Address

Husensab Allisaab Maladar S/o Allisab (Borrower)
Salimabegam Husensaab Maladar W/o Husensaab (Co-Borrower)
All Residing at - Annigeri (Rural), Horakeri Oni, Near Darga, Annigeri, Karnataka – 582201
Also at:-Property bearing TMC No. 1639B, Khatta No. 33-507-98B,Ward No. 23, Situated at 4th Cross, Main Road, Annigeri Town, Annigeri Tq, Dist. Dharwad, Karnataka – 582201

Amount due as per Demand Notice

Rs. 5,58,053/- (Rupees Five Lakh Fifty Eight Thousand Fifty Three Only) as on dated. 08-07-2025 under reference of Loan Account No. STUHUBLI0000748 and Rs. 6,13,832/- (Rupees Six Lakh Thirteen Thousand Eight Hundred and Thirty Two Only) as on dated. 08-07-2025 under reference of Loan Account No. SBTHUBLI0000747 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.
Date of Demand Notice – 10.07.2025
Date of Symbolic possession – 26.09.2025
Date of NPA – 04.07.2025

Description of Mortgaged Property

All that piece and parcel of property bearing property No. 1639B, Khatha No. 33-507-98B, measuring 70.420474, situated at Annigeri, within the limits of office of Purasabha and Presently comes under purview of sub – Register Annigeri, Dist. : Dharwad is bounded as follows:-To the East: Property No. 1639C, To the West: Property No. 1639A
To the North: CTS No. 1638, B & C, To the South: CTS No. 1636A and Road

Place : Kundagol, Annigeri Dharwad Dist. Sd/- Authorised Officer- Truhome Finance Limited
Date : 26.09.2025 (Earlier Known as Shriram Housing Finance Limited)

SOUTH WESTERN RAILWAY

The undersigned, on behalf of the President of India, Invites E-Tenders (IREPS) for the following works:

E-(IREPS) Tender Notice No. 31 UBL 2025-26 Dated: 19-09-2025

Sl.	Name of Work	Approx. Value
1	**Hubballi Division :-** Proposed extension of compound wall, construction of 10m height firing range protection wall, cadets vehicles and trucks parking shed, laying of road from Armoury building to west gate and diversion road from west gate at RPF reserve lines at Hubballi. (Maintenance period 6 Months).	**Rs. 2,34,00,851/-**
2	**Hubballi Division :-** Maintenance of Track in Assistant Divisional Engineer/Central/Hubballi jurisdiction in Hubballi-Gadag UP and DN lines in Gadag-Badami UP & DN lines including Gadag By pass, Karajgi-South Hubballi (KJG-SUBL) UP & DN lines for a period of One year.	**Rs. 8,81,66,176/-**
3	**Hubballi Division :-** Londa - Vasco-Da-Gam, Proposed replacement of the Foot Over Bridge (CLR-54A) at Km. 24/300-400 at Castlerock (CLR) yard in Londa- Vasco-Da-Gama Section.	**Rs. 3,99,50,329/-**
4	**Hubballi Division : -** Proposed short shunting neck in Castlerock (CLR) yard at Vasco-Da-Gama (VSG) end.	**Rs. 4,77,91,279/-**
5	**Hubballi Division-** Proposed Construction of Station Building (including SM Room, IPS Room, Maintenance Room, etc,) at 03 Stations (Caranzol, Dudhsagar and Sonalium Stations.)	**Rs. 2,39,11,476/-**
6	**Hubballi Division-** Proposed construction of store rooms of size 5x10mts at SSE/E/G maintenance at Hosapete.	**Rs. 18,49,121/-**
7	**Hubballi Division-** Supply of ballast at Wandal Depot in Senior Divisional Engineer/Central/Hubballi Jurisdiction.	**Rs. 4,21,08,249/-**

Last date for submission of bids:**Upto 11:00 Hrs. on 17-10-2025**

E-(IREPS) Tender Notice No. 32 UBL 2025-26 Dated: 24-09-2025

Sl.	Name of Work	Approx. Value
1	**Hubballi Division :-** : Proposed additional 02 loop lines at Navalur (NVU) Station	**Rs. 11,51,09,795/-**
2	**Hubballi Division-** Supply of ballast at Kalem Depot in Senior Divisional Engineer /West/Hubballi Jurisdiction.	**Rs. 4,94,54,869/-**
3	**Hubballi Division-** Supply of ballast at Londa Depot in Senior Divisional Engineer /West/Hubballi Jurisdiction.	**Rs. 6,98,83,305/-**

Last date for submission of bids:**Upto 11:00 Hrs. on 24-10-2025**

For details log on: www.ireps.gov.in

Senior Divisional Engineer /Co-Ordination Hubballi
PUB/512/AAF/PRB/SWR/2025-26

Download the UTS Mobile App from Google Play Store for ease of booking of unreserved tickets

South Western Railway - SWR | SWRRLY | SWRAILWAYHQ | sw_railways

Truhome FINANCE

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

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

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Posession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in an e-auction on 03.11.2025 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. Lakshmi Devamma, W/o Marappa M, 2. Mr. Marappa M, S/o. Muniyallappa, R/at: No. 104, Munichikkanna Compound, S.O Masjid, R.M.V Extension 2nd Stage,Bangalore North, Karnataka – 560094. Also At: House No. 104, Present BBMP Ward No. 9, Assessment No. 55/1, Geddalahalli Village, VP Katha No. 186-360, Ganesha Temple,ISRO Anthariksha Bhavan, Karnataka – 560094. Also At: Mrs. Lakshmi Devamma, W/o. Marappa M,Priyadarshini Tailoring, Proprietor, No. 104, Ashwath Nagar, Masjid R.M.V Extension 2nd Stage, Bangalore North, Karnataka – 560094.	Rs. 12,01,169/- (Rupees Twelve Lakh One Thousand One Hundred and Sixty Nine Only) as on 07/02/2025 under reference of Loan Account No. SLPHINDN0000246 with further interest at the contractual rate, within 60 days from the receipt of said notice. . Date of Demand Notice – 10.02.2025	Rs. 35,96,400/- ((Rupees Thirty Five Lakh Ninety Six Thousand Four Hundred Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit (EMD) (Rs.)** Rs. 3,59,640/- (Rupees Three Lakh Fifty Nine Thousand Six Hundred and Fourty Only) **Last date for submission of EMD : 3rd Nov, 2025 Time 10.00 a.m. to 05.00 p.m.**	**05th Nov. 2025 Time : 11.00 A.M. to 01.00 p.m.**	**Ashfaq Patka +9819415477 John Pavithran +917829204322 Property Inspection Date: 20.10.2025 Inspection Time: Time: 11.00 a.m. to 04.00 p.m.**

Date of Possession & Type
15th Sep, 2025 & Physical Possession
Encumbranches known **Not known**

Description of Property

All that piece and parcel of the Property No.104, V P No. 186-360, Assessment No. 55/1, situated at Geddalahalli Village, Kasaba Hobli, Bangalore North Taluk, Presently 4th Cross, Coconut Gardens, Ashwathnagar, Aramane Nagar, BBMP Ward No. 35 – Aramane Nagar, Bangalore Measuring East to West 18 ft. and North to South 18 ft., totally measuring 324 Sq.Ft. and Bounded On: East : 6 ft. Road and Thereafter Chikkamuniyappa's Property, West : Property belongs to Venkatesh, North: Property belongs to Munilakshmamma, South: Property belongs to Yenappa @ M.Suresh.

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 : Bangalore Sd/- Authorised Officer- Truhome Finance Limited
Date : 29-09-2025 (Formerly Shriram Housing Finance Limited)