



UJIVAN SMALL FINANCE BANK

• **Registered Office:-** Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru - 560095 • **Regional Office:-** GMTT Building, Plot No. D-7, Sector-3, Noida (U.P.) - 201301

• **Branch Nagda:-** Ground Floor, Nand Bhavan, No. 130/2 & 130/3, Nagda Nagar Palika, Jawahar Marg, Dayanand Colony, Nagda - 456335. • **Contact Person:-** **Contact Person:-** (1) Bharat Choudhary, M: 9329427916; (2) Sanjay Sharma, M: 9983365566

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. The undersigned as authorized officer of Ujivan Small Finance Bank Ltd, has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realization of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed hereunder.

Sr. No.	Loan Account Number	Name of Borrower / Co-Borrower / Guarantor	Date of 13-2 Notice & Demand Amount	Date of Symbolic / Physical Possession	Present Outstanding Balance	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR (10% of Reserve Price)	Date and Time of E-Auction	Last Date for submission of Bid	Account details for remitting EMD
1.	2299210040000007	(1) Jitendra Singh Devda S/o Prem Devda@ Prem Singh Devda	30.08.2025 Rs. 9,79,496/-	02.12.2025 (Symbolic Possession)	Rs. 10,22,198.93/- (as on 30.01.2026)	02.03.2026 2:00 PM by prior appointment	Rs. 11,05,000/-	Rs. 1,10,500/-	13.03.2026 11:00 AM to 12:00 PM	12.03.2026 till 4:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable atNagda Branch or remitted through RTGS / NEFT / IMPS to A/c No. 22011013462001, IFSC UJVN0002201

All that Part & Parcel of residential Plot/House admeasuring 1000 Sq. Ft. or 92.93 Sq. Mtrs. situated over part of land bearing Plot / House No. 07, P.H. No. 43, Ward No. 23, Survey No. 163, Gram Sherpur Buzurg, Tehsil Tal, within limits of Gram Panchayat Kolukhedi, District Ratlam, Madhya Pradesh. **Which is bounded as follows:- Boundaries:- East:** Durgakunwar - Mohan Singh; **West:** Adhe Singh - Lal Singh; **North:** Aam Rasta; **South:** Vacant Land.

Terms & Conditions:- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER THERE IS" basis.

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.

3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned before the auction date as mentioned above.

4. The E-Auction will be conducted through **Ujivan Small Finance Bank** approved E-auction service provider - **M/s C1 India Pvt. Ltd., Contact Person - Prabakaran (Mob No. 7418281709).** The intending bidders are advised to visit <https://www.bankeauctions.com> or <https://www.ujivansfb.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://www.bankeauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider **M/s C1 India Pvt. Ltd., Helpline Number's - 7291918824,25,26, Support E-mail ID:- support@bankeauctions.com, Auction Portal - https://www.bankeauctions.com.**

5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., **Ujivan Small Finance Bank Ltd.** However, the undersigned has the absolute discretion to allow inter - se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason.

6. The **Earnest Money Deposit (EMD)** of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim / right in respect of property / amount.

7. The publication is subject to the force majeure clause.

8. Bidding in the last moment should be avoided in the bidders own interest as neither the **Ujivan Small Finance Bank** nor Service provider will be responsible for any lapse/failure/Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

9. **This is also a notice to the above named Borrowers / Guarantor's / Mortgagors about public auction scheduled for sale of mortgaged properties.**

Date: 02.02.2026 Place: Madhya Pradesh Authorized Officer, Ujivan Small Finance Bank



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 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 23-February-2026 between 11:00 a.m. to 01:00 p.m. And 12-March-2026 between 11:00 a.m. to 01:00 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. NITU CHOUHAN W/O JAI CHOUHAN (2). MR. JAY CHOUHAN S/O RAMESH CHOUHAN Address:- HOUSE NO. 484, KRISHNA BAG COLONY BEHIND BARFANI DHAM, NEAR MALVIYA NAGAR, VIJAY NAGAR, INDORE, MP- 452010. ALSO AT - 2, BADI GWAULTOLI, INDORE, G.P INDORE, MP- 452001. Loan Account Number :- SHLHINDR0002404	Demand Notice Date: 11-07-2025	Rs. 8,00,000/- (Rs. Eight Lakh Only) Bid Increment: Rs. 10,000/- and in such multiples.	23- FEB- 2026	Shivpal Singh Choundawat 9406779761	
	Rs.11,13,124/- as on 08/07/2025 with further interest, Cost and Incidental expenses etc.	Earnest Money Deposit (EMD) (Rs.)	Auction Time: 11.00 A.M. to 01.00 p.m.	Debiyoti Roy 9874702021	
		Rs. 80,000/- (Rs. Eighty Thousand Only)	Last date for submission of EMD : 22-Feb-2026 Time 10.00 a.m. to 05.00 p.m.	Property Inspection date- 21-Feb-2026 Time 11.00 a.m. to 04.00 p.m.	
		Date of Possession & Type			
		03th Oct, 2025 - Physical Possession			
		Encumbrances known Not Known			

Description of Property

All that the piece and parcel of immovable property PLOT NO. L- 07, GLOBAL VALLEY COLONY, SITUATED AT GRAM DHANNAD, TEH. DEPALPUR (NEW- RAU) DIS.- INDORE, MP. TOTAL ADMEASURING AREA 627 Sq. Ft. (i.e. 58.27 Sq. Mtr.). BOUNDED:- EAST – COLONY ROAD, WEST – OTHER LAND, NORTH – PLOT NO. L-08, SOUTH – PLOT NO. L-06

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. SHYAMLAL PRAJAPAT S/O KANHAIYA LAL PRAJAPATI (2). MRS. CHANDA BAI PARJAPAT W/O SHYAMLAL PRAJAPAT Address :- RATANRAJ PARISAR, JAORA, DIS. RATLAM, MP- 457226. ALSO AT :- VILLAGE- ROJANA, POST- ROJANA, TEH.- JAORA, DIS.- RATLAM,MP-457226. Loan Account Number - SBTHRTL0000430 & STUHRTL0000431 Date of Possession & Type 29th Oct, 2025 - Physical Possession Encumbrances knownNot Known	Demand Notice Date: 13-06-2025	Rs. 41,60,000/- (Forty One Lakh Sixty Thousand Only) Bid Increment: Rs. 10,000/- and in such multiples.	23- FEB- 2026	Shivpal Singh Choundawat 9406779761
	Rs. 40,69,077 /- as on 09/06/2025 with further interest, Cost and Incidental expenses etc.	Earnest Money Deposit (EMD) (Rs.)	Auction Time: 11.00 A.M. to 01.00 p.m.	Debiyoti Roy 9874702021
		Rs. Rs. 4,16,000/- (Four Lakh Sixteen Thousand Only)		Property Inspection date- 21-Feb-2026 Time 11.00 a.m. to 04.00 p.m.
		Last date for submission of EMD : 21-Feb-2026		
		Time 10.00 a.m. to 05.00 p.m.		

Description of Property

All that the piece and parcel of immovable property PLOT NO. L- 07, GLOBAL VALLEY COLONY, SITUATED AT GRAM DHANNAD, TEH. DEPALPUR (NEW- RAU) DIS.- INDORE, MP. TOTAL ADMEASURING AREA 627 Sq. Ft. (i.e. 58.27 Sq. Mtr.). BOUNDED:- EAST – COLONY ROAD, WEST – OTHER LAND, NORTH – PLOT NO. L-08, SOUTH – PLOT NO. L-06

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. SUBHASH MANDAL S/O HARIVAR MANDAL (2). MRS. POOJA MANDAL W/O MR. SUBHASH MANDAL Address:- WARD NO. 2, PANCHAYAT KE SAMNE, PANCHAYAT CHOURAHA, RAOTI, DIS.- RATLAM, MP-457001. Also At :- P.V.-17, RAVINDRA NAGAR, PAKHANJUR, POST OFFICE- HANKER, DIST- KANKER, CHHATTISGARH, PIN. – 494776. Loan Account Number :- SHLHRTL0000642	Demand Notice Date: 11-09-2025	Rs. 39,10,000/- (Thirty Nine Lakh Ten Thousand Only) Bid Increment: Rs. 10,000/- and in such multiples.	23- FEB- 2026	Shivpal Singh Choundawat 9406779761
	Rs.41,69,329/- as on 10/09/2025 with further interest, Cost and Incidental expenses etc.	Earnest Money Deposit (EMD) (Rs.)	Auction Time:	Debiyoti Roy 9874702021
		Rs. 3,91,000/- (Three Lakh Ninty One Thousand Only)	11.00 A.M. to	Property Inspection date- 21-Feb-2026
		Last date for submission of EMD : 21-Feb-2026	01.00 p.m.	Time 11.00 a.m. to 04.00 p.m.
		Time 10.00 a.m. to 05.00 p.m.		
Date of Possession & Type 29th Nov, 2025 - Physical Possession				
Encumbrances known	Not Known			

Description of Property

ALL THAT THE PIECE AND PARCEL OF IMMOVABLE PROPERTY/PLOT PANCHAYAT REGISTER NO. 247, SITUATED AT NAYAN ROAD, VILLAGE- RAOTI, TEHSIL- RAOTI, DISTRICT- RATLAM, MP ADMEASURING AREA 910 Sq.Ft. (i.e. 84.60 Sq. Mtr.) BOUNDED BY:- EAST – PLOT OF PAVITRABAI, WEST – HOUSE OF HAKIMUDDIN, NORTH – ROAD, SOUTH – HOUSE OF JIVANLAL

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). M/S. MITTAL ENTERPRISES (2). MR. AMIT MITTAL S/O MR. MAHESH MITTAL (3). MRS. ABHILASHA MITTAL W/O MR. AMIT MITTAL (4). MRS. HEMLATA MITTAL W/O MR. MAHESH KUMAR MITTAL Address:- 65/3 GOPAL PURA, MAXI ROAD, M.L. NAGAR, UJJAIN, MP-456010. Loan Account Number :- SLPHUJN0000608 Date of Possession & Type 23rd Jan, 2026 - Physical Possession Encumbrances known Not Known	Demand Notice Date: 12-11-2025	Rs. 12,60,000/- (Twelve Lakh Sixty Thousand Only) Bid Increment: Rs. 10,000/- and in such multiples.	12- MAR- 2026	Shivpal Singh Choundawat 9406779761
	Rs.6,54,004/- as on 10-11-2025 with further interest, Cost and Incidental expenses etc.	Earnest Money Deposit (EMD) (Rs.)	Auction Time: 11.00 A.M. to 01.00 p.m.	Debiyoti Roy 9874702021 Property Inspection date- 11-March- 2026 Time 10.00 a.m. to 05.00 p.m.
		Rs. 1,26,000/- (One Lakh Twenty Six Thousand Only)		
		Last date for submission of EMD : 21-Feb-2026 Time 10.00 a.m. to 05.00 p.m.		

Description of Property

ALL THAT THE PIECE AND PARCEL OF IMMOVABLE PROPERTY PLOT ON PART OF LAND SURVEY NO. 165/1/2, SITUATED AT VILLAGE- PANWASA, MAKSI ROAD, UJJAIN, MP. TOTAL ADMEASURING AREA 600 Sq. Ft. BOUNDED BY:- EAST – ROAD, WEST – PLOT OF OTHER, NORTH – HOUSE OF MR. ASHOK JI. SOUTH – PLOT OF MR. SHANKARLAL JI.

1) For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.

2) The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: **BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : Indore, Ratlam, Ujjain Sd/- Authorised Officer- Truhome Finance Limited (Formerly Shriram Housing Finance Limited)
Date : 03-02-2026

SANCHAY FINVEST LIMITED

Regd. Office: 209, Rajani Bhuvan, 569, M.G. Road, Indore (M.P.) - 452 001.
CIN: L67120MP1991PLC006650 **Tel.:** 2620 5500
Email Id: sanchaay@gmail.com **Website:** www.sanchayfinvest.in

Corrigendum to the Notice of Extra-ordinary General Meeting Sanchay Finvest Limited (CIN: L67120MP1991PLC006650) (the "Company") has issued Notice dated 5th January, 2026 convening the Extra-Ordinary General Meeting (EGM) of the Shareholders of the Company to be held on **Monday 9th February, 2026 at 03:00 P.M. At the registered office of the Company, to transact the business mentioned in Notice.**

By this corrigendum the Issuer Company wants to place on record the following information as approved by the Board at its Meeting held on 30th January, 2026 due to incorporate the addition of a new allottee to the preferential issue and to rectify typographical error/unclear paragraph in the above notice. The detailed information connected with the Corrigendum are as under;

In the said Notice, the following corrections are made and reference of which are as under:

- Page No. 1 of Notice - **Resolution No. 1 Para 1,2 and page no 16 (explanatory statement) para 2.**
- Page No.2 - Resolution No. 2 Read with its explanatory statement page no 16 para 6 to page 25 para 3 of the notice.**
- In the Explanatory Statement of the notice: Page No. 17 para 1 table -object of the issue
- In the Explanatory Statement of the notice: Page No. 17 para 4 titled as - Use of Proceeds.
- In the Explanatory Statement of the notice: Page No. 18 para 2 titled as - Issue price.
- In the Explanatory Statement of the notice: Page No. 19 para 2 table.
- In the Explanatory Statement of the notice: Page No. 20 para 1 table.
- In the Explanatory Statement of the notice: Page No. 21 para 4 table.
- In the Explanatory Statement of the notice: Page No. 22 para 1 table.
- In the Explanatory Statement of the notice: Page No. 22 para 2 table with note that:After the Corrections the company wants to submit that the total allotment to the Allottees in Present preferential issue or in the same Financial year 2025-2026 is more than 5% of the post issue fully diluted share Capital.
- In the Explanatory Statement of the notice: Page No. 24 para 2 table.
- In the Explanatory Statement of the notice: Page No. 25 para 1 titled as - Practicing Company Secretary's Certificate.

This Corrigendum to the Notice of the EGM shall form an integral part of the Notice of the EGM which has already been circulated to the shareholders of the Company and on and from the date thereof, the Notice of the EGM shall always be read in conjunction with this Corrigendum available at www.sanchayfinvest.in/investorrelations/preferentialissue2025-26.

This Corrigendum is also being e-mailed to the members and also will be available on the website of BSE Ltd. (www.bseindia.com) where the shares of the Company are listed and on the website of the Company (www.sanchayfinvest.in/investorrelations/preferentialissue2025-26). All other contents of the Notice of the EGM, save and except as modified or supplemented by this Corrigendum, shall remain unchanged.

For Sanchay Finvest Limited,
Sd/-
Naresh Kumar Nandlal Sharma
Managing Director
(DIN: 00794218)

Place: Indore
Date: 02-02-2026



Shriram Finance Ltd.

Registered Off.: Sri Towers, Plot No. 14A, South Phase Industrial Estate, Guindy, Chennai 600 032
Branch Off: No 24 BB, First Floor, Arena Square, Sector-B, Slice No. 5, Scheme No. 78, A.B. Road, Indore, MP- 452001. **Website:** www.shriramfinance.in

SYMBOLIC POSSESSION NOTICE

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.

Whereas, The undersigned being the authorised officer of Shriram Finance Limited (Shriram City Union 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 has taken symbolic Possession of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said Rules, on this 31st of January 2026.

Borrower's Name & Address
1. Giriraj Traders (Applicant/Borrower) Represented by Sunil Jain Business Address – Gram Shivgarh, Landmark – Bajna Road , Ratlam , Madhya Pradesh ,Pin – 457001 Residenatial Address – Village Shivgarh, Landmark – Pipili Chock, Ratlam , Madhya Pradesh ,Pin – 457001.
2. Sunil Mangilal Jain (Guarantor Name 1) Residenatial Address – Village Shivgarh, Landmark – Pipili Chock Ratlam , Madhya Pradesh ,Pin – 457001.
3. Mangilal Manna Lal Gandhi (Guarantor Name 2) Residenatial Address – 59, Pipili Chock, Shivgarh , Landmark – Sailana Road, Ratlam , Madhya Pradesh ,Pin – 457001.
4. Savita Mangilal (Guarantor Name 3) Residenatial Address – 59, Shivgarh, Landmark – Pipili Chock, Ratlam , Madhya Pradesh ,Pin – 457001.

Amount due as per Demand Notice
To pay Rs. 84,59,033/- (Eighty-Four lakhs Fifty-Nine Thousand and Thirty-Three Rupees Only) as per Fore closure amount on dated 30-November 2025, in Loan number RSRTLPP2212070006 as per along with further interest together with cost and Charges Demand Notice Dated:- 27-11-2025
Description of Property
1) All that Part and parcel of the land / flat / bearing Village Shivgarh Thesil Sailana Dist.Ratlam Bus stand to Bajna Marg nake House Panji kramak 461/2 total area 550 Sq.ft.51.11 sq.ft. Ratlam {M.P} (Hereinafter referred as the Said Property) Bounded on the :- On or towards East : House of Jaymala ji On or towards West : Plot of Mangilal Gandhi On or towards North : Exit and common way On or towards South : Plot of Yashin Shah
2) All that Part and parcel of the land / flat / bearing Village Shivgarh Thesil Sailana Dist.Ratlam P.H.No.22 Survey No 884/2 Rabka 0-010 Hec. Ratlam {M.P} (Hereinafter referred as the Said Property) Bounded on the :- On or towards East : land of Rajesh Solanki On or towards West : Rest land of seller Survey No.844/2 On or towards North : Rest land of seller Survey No.844/2 On or towards South : Common Way
3) All that Part and parcel of the land / flat / bearing Village Shivgarh Thesil Sailana Dist.Ratlam P.H.No.22 Survey No 884/3/1 Rabka 0-011 Hec. Total area 1200-00 sq.ft Ratlam {M.P} (Hereinafter referred as the Said Property) Bounded on the :- On or towards East : Property of seller sold to Dakhabhai W/o Madanlal , On or towards West : Rest land of seller, On or towards North : land of buyer , On or towards South : Rest land of seller

This notice is also hereby to caution the general public at large that the authorized officer of SFL is in the lawful symbolic possession of the immovable property mentioned herein above and the Borrowers or any person shall not after receipt of this notice transfer by way of sale, lease or otherwise deal with/ alienate any of the above mentioned secured assets referred to in this notice, without prior written consent of SFL.

Place: Ratlam , Madhya Pradesh Sd/- Authorised Officer
Date : 28 -01-2026 Shriram Finance Limited



TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 49 Zone II, Near Satyavillas Hotel, M.P Nagar Bhopal – 462016

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 20-02-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said secured asset/ Property shall be sold by E-Auction at 2.00 P.M. on the said 20-02-2026. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 19-02-2026 till 03.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 49 Zone II, Near Satyavillas Hotel, M.P Nagar Bhopal – 462016

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s)/ Co-borrower(s)/Legal Representative / Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1.	9715330 & 10687013 & TCHIN028000100155516	MR SUBHASH TAWAR	Rs. 480164/- is due and payable by you under Agreement No. TCHIN028000100155516 and an amount of Rs. 351069/- is due and payable by you under Agreement No. 10687013 and an amount of Rs. 806384/- is due and payable by you under Agreement No. 9715330 totalling to Rs.1637817/- 13-11-2023	Rs. 10,00,000/- Earnest Money Deposit (EMD) :- Rs. 1,00,000/- Type of possession:- Physical	Rs. 572915/- is due and payable by you under Agreement no. 10687013 and an amount of Rs.1092578/- is due and payable by you under Agreement no. 9715330 and an amount of Rs. 670198/- is due and payable by you under Agreement no. TCHIN028000100155516 totalling to Rs. 2335691/- 24-01-2026

Description of the Immovable Property: All that piece and parcel of the ONE THIRD FLOOR RESIDENTIAL FLAT NO 302, AREA 63.38 SQ MTRS PART OF LAND SURVEY NO 4 & 5 SITUATED AT MULTI STOREY BUILDING GIRDHAR TOWER GIRDHAR GARDEN VILLAGE SUNKHEDI PH NO 38, WARD NO 83, TEHSIL HUZRUR DISTRICT BHOPAL. **Bounded :- East :- ROAD, West :- FLAT NO 303, North :- FLAT NO 301, South :- ROAD**

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal <https://auctionbazaar.com> on 20-02-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mistatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favouring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 12-02-2026 between 11 AM to 5.00 PM. with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUS