



TRANSWARRANTY FINANCE LIMITED

April 03, 2025

Listing Department
National Stock Exchange of India Limited
Exchange Plaza,
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051
Symbol: TFL

Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001
Scrip Code: 532812

Dear Sir/ Madam,

Sub: Newspaper Advertisement – Disclosure under Regulation 30 and Regulation 47 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”)

Pursuant to Regulation 47 and other applicable provisions of the Listing Regulations, we are enclosing herewith copies of Newspaper Advertisement in respect of Notice of Postal Ballot, published in the following newspapers on April 03, 2025:

1. The Free Press Journal (English Language);
2. Nav Shakti (Marathi Language).

The advertisement may also be accessed on the website of the Company at www.transwarranty.com.

You are requested to kindly take the above information on record.

Thanking You,
For **Transwarranty Finance Limited**

Suhas Borgaonkar
Company Secretary and Compliance Officer
Membership No.: A3391
Encl: a/a

CIN: L65920MH1994PLC080220

403, Regent Chambers, Nariman Point, Mumbai- 400021 • Tel: 6630 6090 / 2204 7965
Fax: 6630 0999 / 4001 0999 • e-mail : mail@transwarranty.com • website:www.transwarranty.com

KHUSH HOUSING FINANCE PRIVATE LIMITED
 Regd. Address:- 810, Aura Biplax, SV Road, Borivali (West),
 Mumbai - 400092. Web:-www.khfi.co.in

PHYSICAL POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)
 Loan Account No- LXBOR02717 - 180002604

Whereas the Authorized Officer of Khush Housing Finance Pvt. Limited (KHFL), under Securitization 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 a Demand Notice dated 18/08/2022 under Section 13(2) of the said Act, (Published on 25/08/2022) calling upon (1) **M/s. Atharva Developers**, (2) **Mr. Deepak Ambalal Shah & (3) Mrs. Achala Deepak Shah**, to repay the amount mentioned in the said notice being amount of **Rs.17,04,64,931/-Rupees Seventeen Crore Four Lakh Sixty Four Thousand Nine Hundred and Thirty One Only**, as on 30/06/2022 excluding legal & recovery expenses, with further interest at contractual rates on the aforesaid amount, till the date of payment and/or realization, within 60 days from the date of the said notice. The borrowers mentioned herein above having failed to repay the amount, the Authorised Officer of KHFL had 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 the Rule 8 (1) of the Security Interest Enforcement Rules, 2002 on this **28th day of October, 2022**.

Thereafter, the Court Commissioners duly appointed by and under an Order dated 10.10.2023 passed by Additional Civil Judge Metropolitan Magistrate, 37th Court, Esplanade, Mumbai in Case No. 1015A/2023, has taken **Physical Possession** of the properties described herein below on **28th day of March, 2025** and handed over to the Authorised Officer of KHFL.

Description of Immovable Properties (Secured Properties)

29 (Twenty Nine) commercial units/offices in Wing - A of Kosha Kommercial Complex situated on the portion of Plot bearing CTS No. 348, situated at Podar Road, Malad East, Mumbai - 400097.

Sr	Unit	Floor	Level	Sq Mtrs	Sr	Unit	Floor	Level	Sq Mtrs
1	5	Gr	Gr	22.20	17	4	6th	10th	26.82
2	12	Gr	Gr	26.82	18	5	6th	10th	27.57
3	13	Gr	Gr	26.82	19	6	6th	10th	26.82
4	1	1st	1st	26.82	20	7	6th	10th	26.82
5	2	1st	1st	26.82	21	8	6th	10th	26.82
6	3	1st	1st	26.82	22	9	6th	10th	23.02
7	14	1st	1st	26.82	23	12	6th	10th	26.82
8	15	1st	1st	26.82	24	13	6th	10th	26.82
9	7	2nd	2nd	26.82	25	14	6th	10th	26.82
10	8	2nd	2nd	26.82	26	15	6th	10th	26.82
11	9	2nd	2nd	23.02	27	16	6th	10th	26.82
12	10	2nd	2nd	22.88	28	15	9th	13th	26.82
13	11	2nd	2nd	26.82	29	16	9th	13th	26.82
14	1	6th	10th	26.82					
15	2	6th	10th	26.82					
16	3	6th	10th	26.82					

Dated: 28/03/2025
 Place: Mumbai

To: 1. M/s. Atharva Developers,
 2. Mr. Deepak Ambalal Shah
 3. Mrs. Achala Deepak Shah
 This Possession Notice is also posted at the Secured Assets and served upon the Borrowers.

Sd/-
 Authorized Officer,
 Khush Housing Finance Pvt. Ltd.

IN THE DEBTS RECOVERY TRIBUNAL NO. II AT MUMBAI
 MTNL Bhavan, 3rd Floor, Strand Road, Apollo Bandar, Colaba Market, Colaba, Mumbai-400005.
ORIGINAL APPLICATION NO. 68 OF 2023
SUMMONS

STATE BANK OF INDIA
 Vs
KISHORE MAURYA & ORS.
 Whereas O.A. No. 26 of 2023 was listed before Hon'ble Presiding Officer on 07/02/2023.

Whereas, this Hon'ble Tribunal is directed to issue summons on the said application under section 13(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 66,99,384/-** (application along with Copies of documents etc. annexed).
 Whereas the service of summons could not be affected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal.
 In accordance with Sub-Section (4) of section 19 of the Act you the Defendants are directed as under :-
 (i) To show cause within 30 (thirty) days of the service of summons As to why relief prayed for should not be granted.
 (ii) To Disclose particulars of properties or assets other than properties and assets specified by the Applicant under Serial Number 3A of the Original Application.
 (iii) You are restrained from dealing with or disposing if the secured assets of such other assets and properties disclosed under Serial Number 3A of the Original Application for Attachment of the properties.
 (iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the Original Application without the prior approval of the Tribunal.
 (v) You shall be liable to account for the sale proceeds realised by sale of secured asset or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank of financial institutions holding security interest over such assets.
 You are also directed to file written statement with a copy thereof furnished to the Applicant and to appear before DRT-II on **15/04/2025 at 11:00 am** failing which the application shall be heard and decided in your absence.
 Given under my hand and seal of this Tribunal on this **25th day of September, 2024**.

Sd/-
 Registrar
 DRT-II, Mumbai
Name and address of all the Defendants
 1. Mr. Kishore Maurya (Defendant No.1), Flat No. A-7, Bhagirath Society, Jay Prakash Nagar, Goregaon (E), Mumbai-400063.
 2. Mr. Kishore Maurya (Defendant No.1), 1401, Thakar Jewel Neighbourhood, Thakar Village, Kandivali (East), Mumbai-400067.
 3. **G3 Motors (Defendant No.3)**, Sanjay Enclave, S.V. Road, Near Shoppers Stop, Kandivali (West), Mumbai-400067.

MUMBAI SLUM IMPROVEMENT BOARD
 A REGIONAL UNIT OF
 (MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY.)

Tel no. - 022-66405250. E-mail - ee.east1@gmail.in

No. EE/East/MSIB / e-tender/ Labour Soc/01/2025-26

Executive Engineer (East) Division, Mumbai Slum Improvement Board, (Unit of MHADA) Room No. 536, 4th floor, Griha Nirman Bhavan, Bandra (East), Mumbai 400 051
 Phone Number (022) 66405251 is calling e-Tender for the 06 number of works in the form of B1 (Percentage rate) from Labour Co-op. Societies registered with DDR, East, Suburb, Mumbai, vai online e-tendering system. Detailed Tender Notice & Tender Documents shall be available & can be downloaded from Government of Maharashtra portal <https://mahatenders.gov.in> Bidding documents can be loaded on the website. The tender Document sale start on dated 04/04/2025, 03.05 pm to Document sale end date 11/04/2025, 6.15 pm. Corrigendum / Amendments if any could be published only on the <https://mahatenders.gov.in> website. The Competent Authority reserves the right to reject any or all the tenders without assigning any reason there of Conditional offers will not be accepted

MHADA - Leading Housing Authority in the Nation
 CPRO/A/240

Executive Engineer (East), M. S I B Board, Mumbai

TRANSWARRANTY FINANCE LIMITED
 CIN : L65920MH1994PLC080220
 Regd. Office: 403, Regent Chambers, Nariman Point, Mumbai - 400021
 Tel. No: 6630 6090 / 2204 7965
 Email: mail@transwarranty.com, Website: www.transwarranty.com

NOTICE OF POSTAL BALLOT

NOTICE is hereby given that pursuant to Sections 108 and 110 and all other applicable provisions, if any, of the Companies Act, 2013 ("the Act"), read with Rule 20 and Rule 22 of the Companies (Management and Administration) Rules, 2014 ("the Rules"), Secretarial Standard on General Meetings ("SS-2"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations) (including any statutory modification(s) or re-enactment(s) of the Act or Rules or Listing Regulations, as the case may be, for the time being in force), General Circulars issued by the Ministry of Corporate Affairs as amended from time to time and all other applicable laws, rules and regulations, if any, Transwarranty Finance Limited ("the Company") is seeking consent of the members of the Company on special business set out herein, proposed to be passed through Postal Ballot, only by way of remote electronic voting ("e-voting").
 In compliance with the MCA Circulars, the Notice of Postal Ballot together with the explanatory statement has been sent on Wednesday, April 2, 2025, only through email mode by e-mail to all those members, whose name appears in the Register of Members of the Company as received from the Registrar & Transfer Agent Depositories as on Friday, March 28, 2025 ("Cut-off Date") and whose e-mail addresses are registered with the Company/Registrar and Share Transfer Agents or with their Depository Participants. Members whose e-mail id's are not registered with the depositories may also cast their vote by following the e-voting process given in the Notice of Postal Ballot.
 The Notice of Postal Ballot along with the instructions for e-voting is available on the website of the Company at www.transwarranty.com, website of the stock exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com and on the website of National Securities Depository Limited ("NSDL") at www.evoting.nsdl.com.
 As per Section 108 of the Act read with rules framed thereunder and Regulation 44 of Listing Regulations, the Company has engaged the services of NSDL for providing e-voting facility to all its members to enable them to cast their vote electronically. Members are requested to note that the e-voting shall commence from Friday, April 4, 2025 at 9:00 AM (IST) and shall end on Saturday, May 3, 2025 at 5:00 PM. Only those members whose names appear on the Register of Members/ List of Beneficial Owners as received from Depositories as on the cut-off date, shall be entitled to avail the facility of remote e-voting. The e-voting module shall be disabled by NSDL for voting thereafter and shall not be allowed beyond the said date and time. Once the vote on a resolution is cast by a member, the member shall not be allowed to change it subsequently or cast the vote again. The resolutions, if approved, shall be deemed to have been passed on the last date of e-voting i.e. Saturday, May 3, 2025, subject to the requisite number of votes in favour of the resolution(s).
 The Board of Directors has appointed CS Yogesh Sharma (ICSI Membership No. FCS 11305), M/s. Yogesh Sharma & Co. Practising Company Secretary as Scrutinizer for conducting the Postal Ballot voting process through e-voting in a fair and transparent manner. The results of the Postal Ballot will be announced on or before May 6, 2025. The said results would also be available on the website of the Company at www.transwarranty.com, website of the stock exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com and on the website of National Securities Depository Limited ("NSDL") at www.evoting.nsdl.com.
 In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-Voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on 022 - 4686 7000 or send a request at evoting@nsdl.com.

For Transwarranty Finance Limited
 Sd/-
 Suhas Borgeonkar
 Company Secretary and Compliance Officer
 Membership No. A3391

Date: April 3, 2025
 Place: Mumbai

महाराष्ट्र महसूल न्यायाधिकरण,
मुंबई
 कार्यालय : जुने सविवालय,
 २ रा मजला, फोर्ट, मुंबई ४०० ०३२.
 दू. क्र.२२८४४६३४, Email : registrarmt@yahoo.in
 क्र. सदस्य /टेनन्सी/ रिक्की/ठाणे/८/२०२५
 दिनांक :- २८/०३/२०२५

प्रति,
 श्रीम. लता घमैत्र गोल,

- रा. १०१ गोयल ब्रान्हा, ४ कस्तुरबा रोड बोरीवली, ईस्ट मुंबई -४०० ०६६.
 विरुद्ध
 १. श्री. जयेंद्र अशोक भगत, रा. दिवा, पो. दिवा स्टेशन, ता. जि. ठाणे
 २. श्रीम. हृषीकेश नुरभाई लोखंडवाला मुला, ३. श्रीम. अनीता महोसिभाई पट्टा,
 ४. श्री. अब्दुल कादर नुरभाई हुसेनभाई लोखंडवाला,
 ५. श्री. यशुफभाई मुला हुसेनभाई लोखंडवाला,
 ६. खातुन महमद अली पालीतानवाला, ७. अब्दुलभाई हुसेनभाई लोखंडवाला,
 सर्व रा. दिवा, पो. दिवा स्टेशन ता. जि. ठाणे.

विषय :- सुनावणी नोटीसीबाबत
 वरील नांव धारण करणारा, अर्जदार यांनी उपविभागीय अधिकारी ठाणे याचेकडील टेनन्सी/अपिल/क्र.००९८१/२०२२ दि. ०३/०४/२०२३ च्या आदेशाबाबत केलेल्या उपनिर्दिष्ट अर्जाची सुनावणी दिनांक ३०/०४/२०२५ रोजी सकाळी ११-०० वाजता न्यायाधिकरणपुढे खालील पत्रावर करण्याचे निश्चित केले आहे याची समज घ्यावी.

पुढील सुनावणी तारखेस तुम्ही जातीने किया प्राधिकृत प्रतिनिधी किंवा वकिला मार्फत न्यायाधिकरणपुढे हजर झाला नाहीत, तर न्यायाधिकरण सदसह अर्जाची एकत्री सुनावणी करील व त्या संबंधित याच्य तो आदेश देईल.

सहो/-
 सुनावणीचे ठिकाण : महाराष्ट्र महसूल न्यायाधिकरण, मुंबई यांचे कार्यालय, महाराष्ट्र महसूल न्यायाधिकरण, जुने सविवालय, विस्तार इमारत 2 रा मजला, फोर्ट, मुंबई-32. मुंबई

E-Auction Sale Notice under IBC 2016

Dex-vin Polymers Private Limited (In Liquidation)
 Communication Add: 105 Lotus Business Park, Ram Baug Lane, Off S V Road, Malad West, Mumbai - 400 064. CIN: U17120MH1990PTC057006 email: agrip06@gmail.com

Sale of assets of Dex-vin Polymers Private Limited (in liquidation) forming part of the Liquidation Estate by the Liquidator appointed by the Hon'ble National Company Law Board, Mumbai Bench vide order dated 17.3.2020. The sale will be done by undersigned through the e-auction platform <https://bbi.baanknet.com>.

Date and Time of Auction (with unlimited extension of 5 minutes)	Thursday, 25.04.2025 at 01.00 PM to 02.00 PM		
Last Date of submission of EMD	23.04.2025		
Inspection date and time	18.04.2025 to 21.04.2025		
Assets	Reserve Price (In Rs.)	Initial EMD Amount (In Rs.)	Incremental Value (In Rs.)
Lot No. 4 - Eight (8) number of Galas at SP Talange Industrial Estate, Forest Naka, Chikhli MIDC, Ambarnath	1,09,78,000/-	10,97,800/-	1,00,000/-
Lot No. 5 (ii) - Tata Tempo SFC 709/38 – to be sold in running condition	1,00,000/-	10,000/-	5,000/-

Terms and Condition of the E-auction are as under:
 1. E-auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT REQUISITE BASIS" and will be conducted "Online" through the approved service provider <https://bbi.baanknet.com>.
 2. The complete E-Auction Process document containing details of the assets, online E-Auction bid form, Declaration by bidder, General terms and conditions of online auction sales are available on website <https://bbi.baanknet.com/euction/bid/home> and also available with the Liquidator and can be shared on specific request at agrip06@gmail.com.
 3. Prospective bidder shall deposit the Earnest Money Deposit through the Baanknet auction platform.
 4. Prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
 Date: 03.04.2025
 Place: Mumbai Sd/- Anish Gupta - Liquidator - Dex-vin Polymers Pvt. Ltd. (In Liquidation) IBBI Reg. No. IBBI/IPA-002/IP-N00285/2017-18/10843

PUBLIC NOTICE

Notice is hereby given to the public at large that our client, Super Gold Spinners Pvt. Ltd., has entered into a Memorandum of Understanding (MoU) with Mr. Kamlesh Vimalchand Bafna, Mrs. Jasma Kamlesh Bafna, M/s. Ridham Silk Mills and M/s. Rutvik Holding Private Limited representing themselves to be the tenant and the shareholder of the said Premises more particularly described in the **Schedule** hereunder written (hereinafter together referred to as the "said Premises"). Under the said MoU, our client has agreed to acquire the leasehold rights along with the shares in said Premises and has a lien over the same. The said MoU is valid, subsisting and binding on the Parties. Our client states that despite the subsistence of the said MoU, it appears that Mr. Kamlesh Vimalchand Bafna, Mrs. Jasma Kamlesh Bafna, M/s. Ridham Silk Mills and M/s. Rutvik Holding Private Limited are also negotiating with third parties for the said Premises. **TAKE NOTICE** that any person, firm, entity, or individual entering into or attempting to enter into any agreement, understanding (oral or written), negotiation, or arrangement of any nature whatsoever with respect to the said Premises described in the Schedule below, without the prior consent of our client, shall be doing so at their own risk and consequences and shall be subject to our client's rights under the MoU. Any such acts, deeds, documents, undertakings, or arrangements that may be entered into in contravention of our client's rights shall not be binding on our client in any manner whatsoever, nor shall any legal and/or equitable rights, leasehold or otherwise, be created in favor of any such person, firm, entity, individual etc.

SCHEDULE
 (Description of the said Premises)

- All those:
 (i) Pieces and parcels of land admeasuring 2993 sq. yards, bearing C. S. No. 1/66 held under registered Lease Deed dated 1st April 1936 executed by the Municipal Corporation of Greater Mumbai and all those pieces and parcels of land admeasuring 13,944 sq. yards, bearing C. S. No. 1/66 held under registered Lease Deed dated 31st December 1952 read along with the Deed of Surrender dated 23rd March 1962 executed by the Governor of Bombay along with the structure on it known as Laxmi Woollen Mills Compound/ Shree Luxmi Woollen Mills Compound and units and blocks being:
 A. Block No. 1, admeasuring 6,278 sq. ft. carpet area at Laxmi Woollen Mills Compound/ Shree Luxmi Woollen Mills Compound situated, lying and being at C. S. No. 1/66 Shakti Mill Lane, Off. E. Moses Road, Mahalakshmi (West) Mumbai 400 011;
 B. Block No. 2, admeasuring 3700 sq. ft. built up, at Laxmi Woollen Mills Compound/ Shree Luxmi Woollen Mills Compound situated, lying and being at C. S. No. 1/66, Shakti Mill Lane Off. E. Moses Road, Mahalakshmi (West) Mumbai 400 011;
 (ii)(a) 8639 equity shares of Re. 1/- each bearing distinctive numbers 424101 to 432739 (both inclusive) held under Share Certificate No. 210 and (b) 7974 equity shares of Re. 1/- each bearing distinctive numbers 0001 to 7974 (both inclusive) held under Share Certificate No. 246 and (c) 246 equity shares of Re. 1/- each bearing distinctive numbers (a) 5261 equity shares of Re. 1/- each bearing distinctive numbers 7975 to 13235 (both inclusive) vide Share Certificate No. 03 and (b) 5699 equity shares of Re. 1/- each bearing distinctive numbers 407846 to 413544 (both inclusive) vide Share Certificate No. 204 in the Company known as Shree Luxmi Woollen Mills Estate Limited. **Dated this 3rd day of April, 2025**

Jani & Parikh, Advocates & Solicitors
 Nirav C. Jani,
 Partner
 311, Dalamal Towers,
 211, Free Press Journal Road,
 Nariman Point, Mumbai 400 021.
 Email: nirav.jani@jplaw.in

FORM A
PUBLIC ANNOUNCEMENT

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)
FOR THE ATTENTION OF THE CREDITORS OF EUROPEAN PROJECTS & AVIATION LIMITED

RELEVANT PARTICULARS

1. Name of corporate debtor	European Projects & Aviation Limited
2. Date of incorporation of corporate debtor	31-10-1996
3. Authority under which corporate debtor is incorporated / registered	Rto- Mumbai
4. Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U64200MH1996PLC103693
5. Address of the registered office and principal office (if any) of corporate debtor	Gala No.B-15, 3rd Floor, Electronic Sadan- I, MIDC, TTC Industrial Area, Mahape, Navi Mumbai - 400710
6. Insolvency commencement date in respect of corporate debtor	Certified Order dated 01-04-2025
7. Estimated date of closure of insolvency resolution process	28-09-2025
8. Name and registration number of the insolvency professional acting as interim resolution professional	Mr Manoj Kumar Jain IBBI/IPA-001/IP-P00535/ 2017-18/10960
9. Address and e-mail of the interim resolution professional, as registered with the Board	Address: 11, Friends Union Premises CHS,2nd Floor, 227, P. D' Mello Road, Next to Hotel Manama,Fort, Mumbai- 400 001 Email : manoj.2102@gmail.com
10. Address and e-mail to be used for correspondence with the interim resolution professional	Communication Address:11, Friends Union Premises CHS, 2nd Floor, 227, P. D' Mello Road, Next to Hotel Manama, Fort, Mumbai- 400 001 Email : nclt.epal@gmail.com
11. Last date for submission of claims	15-04-2025
12. Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	Not Applicable
13. Names of Insolvency Professionals identified to act as Authorized Representative of creditors in a class (Three names for each class)	Not Applicable
14. (a)Relevant Forms and (b)Details of authorized representatives are available at:	WebLink: https://bbi.gov.in/home/downloads Physical Address: Not Applicable

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench has ordered the commencement of a corporate insolvency resolution process of the M/s European Projects & Aviation Limited on 01-04-2025. The creditors of M/s European Projects & Aviation Limited, are hereby called upon to submit their claims with proof on or before 15-04-2025 to the interim resolution professional at the address mentioned against **Sr No 10 above**. The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

A financial creditor belonging to a class (if any), as listed against the entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No.13 to act as authorized representative of the class in Form CA.

Submission of false or misleading proofs of claim shall attract penalties.

Manoj Kumar Jain
 Interim Resolution Professional
 IBBI/IPA-001/IP-P00535/2017-18/10960

Date: 01-04-2025
 Place : Mumbai

Motilal Oswal Home Finance Limited
 Corporate Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025.
 Email : hqenquiry@motilaloswal.com
 CIN Number :- U65923MH12013PLC2448741

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswal.com as per the details given below

Date and time of E-Auction:- Date: 25-04-2025 11:30 Am to 02:00 Pm (with unlimited extensions of 5 minute each)				
Sr. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
1.	LAN: LXPEN00316-17004683 Branch: PEN Borrower: KANIL CHANDRANKAR MOKASHI Co-Borrower: AMRUTA ANIL MOKASHI Guarantor: SURESH VISHNU PATIL	10-11-2023 For Rs: 105367/- (Rupees Rupees Ten Lakh Fifty Three Thousand Six Hundred Seventy Eight Only)	Flat No. 403, 4th Floor, A Wing, Building Green City, Survey No. 30, Hissa No. 4, Mouje-Khardi Budruk, Taluka- Mangangon, Dist-Hingurda, Maharashtra 401217	Reserve Price: Rs.60000/- (Rupees Six Lakh Only) EMD: Rs. 6000/- (Rupees Fifty Thousand Only) Last date of EMD Deposit: 24-04-2025
2.	LAN: LKCAL00115-160016542 Branch: KALYAN Borrower: DEVENDRA SHAMRAO GHORPADE Co-Borrower: ARTI DEVENDRA GHORPADE	18-01-2018 For Rs: 129797/- (Rupees Rupees Twelve Lakh Ninety Seven Thousand Nine Hundred Seventy Nine Only)	Flat No. 204, 2nd Floor, Bldg No 01, Yamuna Garden , Kote Village Dombivali East, Near Z P School, 421201 Thane Maharashtra India	Reserve Price: Rs.70000/- (Rupees Seven Lakh Only) EMD: Rs. 7000/- (Rupees Seventy Thousand Only) Last date of EMD Deposit: 24-04-2025
3.	LAN: LTTXLA00116-160068981 Branch: LITWALA Borrower: LAXMIDEVI OMPRAKASH MALI Co-Borrower: PRADEPKUMAR RAMASHANKAR PATHAK	27-02-2024 For Rs: 931675/- (Rupees Rupees Nine Lakh Thirty One Thousand Six Hundred Seventy Five Only)	Flat No C/301 Third Floor C Wing Building No 1 Jyoti Apartment Opp Tejaswini Hotel, Badlapur Karjat Road Survey No.56/1m Village Done Vangani Ambarnath 421503 Thane Maharashtra	Reserve Price: Rs.50000/- (Rupees Five Lakh Only) EMD: Rs. 5000/- (Rupees Fifty Thousand Only) Last date of EMD Deposit: 24-04-2025
4.	LAN: LVXIR00218-160021171 Branch: VIRAR Borrower: KAMLESH DHUNILAL KUMHAR Co-Borrower: SUMANDEVI KAMLESH KUMHAR	08-05-2024 For Rs: 91584/- (Rupees Rupees Nine Lakh Fifteen Thousand Eight Hundred Forty One Only)	Flat No 304 3rd Floor Bldg No 03 Prathamesh Complex S No-61 Hissa No-04 Sahakar Nagar Virar East Maharashtra 401305	Reserve Price: Rs.40000/- (Rupees Four Lakh Only) EMD: Rs. 4000/- (Rupees Forty Thousand Only) Last date of EMD Deposit: 24-04-2025

