



Date: 27.01.2026

To,
Department of Corporate Filings,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001

**Sub: Submission of Press Release under Regulation 30 of SEBI (LODR) Regulations,
2015**

Ref: Thirani Projects Limited (Scrip Code: 538464)

Dear Sir/Madam,

With reference to the abovementioned subject and Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith Press Release for "Un-Audited Financial Statement for the quarter ended on 31st December, 2025" published in the newspapers viz. 'Financial Express' (English) and 'Arthik Lipi' (Bengali) on January 23, 2026.

Kindly take the same on the records and acknowledge the receipt.

Thanking You,

Yours Faithfully,
For Thirani Projects Limited

Utpal Dey
Managing Director
DIN: 06931935

Registered office : Subol Dutt Building, 13, Brabourne Road, Mezzanine Floor, Kolkata- 700 001, (West Bengal) India.

Telephone : +91 2231 5686-5687, E-mail : thiraniprojects@gmail.com

Website : www.thiraniprojects.com, CIN : L45209WB1983PLC036538


**APPENDIX IV (See Rule 8(1))
POSSESSION NOTICE
(For Immovable Properties)**
CIRCLE OFFICE SAM DEPARTMENT : SOUTH 24 PARGANAS
Amtala Road, Near Padmapukur More, P.O. : Baruipur, Kolkata - 700 144

Whereas :

The undersigned being the Authorized Officer of the **Punjab National Bank, Amtala Branch** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a **Demand Notice Dated 14.11.2025** calling upon the **Borrower Mrs. Life Care, Proprietor : Mrs. Supriya Gayen**, Gotalahal, Krishnapur, P.S.-Bishnupur, District - South 24 Parganas, Pin - 743 505, **Mrs. Supriya Gayen (Proprietor)**, W/o. Kashinath Gayen, Gotalahal, Krishnapur, P.S. - Bishnupur, District - South 24 Parganas, Pin - 743 505 and **Kashinath Gayen**, Gotalahal, Krishnapur, P.S.-Bishnupur, District - South 24 Parganas, Pin - 743 505, to repay the amount mentioned in the notice being **Rs. 30,56,779.72** (Rupees Thirty Lakhs Fifty Six Thousand Seven Hundred Seventy Nine and Paise Seventy Two only) as on **31.10.2025** plus interest and other costs (if any) within 60 days from the date of notice / date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the borrower 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 Section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the **22nd Day of January of the year 2026**.

The Borrower's / Guarantor's / Mortgagor'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 is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Punjab National Bank** for an amount of being **Rs. 30,56,779.72** (Rupees Thirty Lakhs Fifty Six Thousand Seven Hundred Seventy Nine and Paise Seventy Two only) as on **31.10.2025** plus interest and other costs (if any), thereon.

Description of Immovable Property : All that piece and parcel of land and building situated and lying in Dist - South 24 Parganas, P.S. and ADSP - Bishnupur, J.L. No. 65, Moura - Gobindapur, RS Khatan No. 66, RS Dag No. 32, corresponding to L.R. Khatan No. 1744 L.R. Dag No. 32 area 09 Satak Batau Land. Sale Deed being No. 0536 for the year 2003. **Owner Kashinath Gayen. Property is butted and bounded as follows :** North : 20 Ft. wide Gotalahal Road, South : Property of Biswanath Gayen, East : Property under Dag No. 916, West : Property under Dag No. 32.

Date : 22.01.2026 Sd/- Ravita Pradhan, Authorised Officer
Place : Baruipur Punjab National Bank

**Form No. 3
[See Regulation-13 (1)(a)]**
DEBTS RECOVERY TRIBUNAL KOLKATA (DRT 1)
9th Floor, Jeevan Sudha Building, 42-C, J.L.Nehru Road, Kolkata- 700071

Case No.: OA/308/2025

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh. No.: 6678

**KOTAK MAHINDRA BANK LIMITED
VS
MS KUSARI ENTERPRISE**

To.

(1) **Ms Kusari Enterprise**, At: 3 Paghadanga Road, PL No. 33B, Udayan Industrial Estate, Near Leather Technical College, Kolkata, West Bengal-700015(2) **Mr Arindan Kusari**, W/o. Prasanta Kumar Kusari, Residing At 44, Surah East Road, Beleghata HO Beleghata, Khalder, Kolkata West Bengal-700010

Also At: At. BA-12/4, D.B Nagar, Bagulhati, Near Arambag Food Mart Kolkata, West Bengal-700059

Also At: At. 3 Paghadanga Road, PL No. 33B, Udayan Industrial Estate, Near Leather Technical College, Kolkata, West Bengal-700015

SUMMONS

WHEREAS, OA/308/2025 was listed before Hon'ble Presiding Officer/ Registrar on 24/12/2025.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 4137743.76/-** (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) to show cause within 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 of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of 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 assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before **Registrar** on 02/02/2026 at 10:30 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date: 14/01/2026.

Signature of the Officer Authorised to issue summons

Note: Strike out whichever is not applicable.

Registrar

Debts Recovery Tribunal-1 Kolkata

Department of Financial Services

Ministry of Finance

Government of India

WHEREAS, OA/308/2025 was listed before Hon'ble Presiding Officer/ Registrar on 24/12/2025.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 30,56,779.72** (Rupees Thirty Lakhs Fifty Six Thousand Seven Hundred Seventy Nine and Paise Seventy Two only) as on **31.10.2025** plus interest and other costs (if any), thereon.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 the **Punjab National Bank** for an amount of being **Rs. 30,56,779.72** (Rupees Thirty Lakhs Fifty Six Thousand Seven Hundred Seventy Nine and Paise Seventy Two only) as on **31.10.2025** plus interest and other costs (if any), thereon.The Borrower having failed to repay the amount, notice is hereby given to the borrower 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 Section 13 of read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the **22nd Day of January of the year 2026**.

The Borrower's / Guarantor's / Mortgagor'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 is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Punjab National Bank** for an amount of being **Rs. 30,56,779.72** (Rupees Thirty Lakhs Fifty Six Thousand Seven Hundred Seventy Nine and Paise Seventy Two only) as on **31.10.2025** plus interest and other costs (if any), thereon.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 the **Punjab National Bank** for an amount of being **Rs. 30,56,779.72** (Rupees Thirty Lakhs Fifty Six Thousand Seven Hundred Seventy Nine and Paise Seventy Two only) as on **31.10.2025** plus interest and other costs (if any), thereon.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 the **Punjab 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interest and other costs (if any), thereon.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 the **Punjab National Bank** for an amount of being **Rs. 30,56,779**



Bank of Baroda, Navi Mumbai Regional Office Branch: 405, 4th Floor, Platinum Techno Park, Opp. Karnataka Bhavan, Sector 30, Vashi- 400703. Tel No: 022-27814564
E-mail: rm.navimumbai@bankofbaroda.co.in Website: www.bankofbaroda.com

ABRIDGED VEHICLE E-AUCTION NOTICE

Notice is hereby given to the public in general and in particular to the Borrower(s), and Guarantor(s) that Bank has repossessed/seized the Hypothecated Motor Vehicle mentioned below in exercise of the powers conferred under Hypothecation/Loan Agreement executed by the parties and Vehicle will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower/s/Guarantor/s/Vehicle/Total Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below-

Sr. No.	Name & address No. of Borrower/s / Guarantor	Total Dues.	Vehicle Make & Model RTO Regd No.	1. Date of E-Auction, Time of E-auction - Start Time to End Time	1. Reserve Price	EMD deposit Account No. IFSC Code	Vehicle / Movable Asset Inspection date & Time
1.	M/s Pranav Tours Travels	Rs. 3.95 lac as on 18.01.2026 plus unapplied interest and other charges thereon	MH-43-BG-7194 Model - MARUTI WAGON R-GREEN LX/TAXI Make Year-2018	07.01.2026 02.00PM TO 6.00 PM	1. Rs. 72040/- 2. Rs. 7204/- 3. Rs.1,000/-	1.72210015180183 2. BARBOVJAIRO 3. Branch - Airoli, Sec-10	30.01.2026 11.00 AM TO 2.00 PM Ms Savant Priti Vilas 8976826535
2.	Mr. Nitin Dashrath Revankar	Rs. 21.96 lac as on 18.01.2026 plus unapplied interest and other charges thereon	MH-06-S-9618 Model- SML ISUZU WV 26 EXE TC MCV P-BUS Make Year-2016	07.01.2026 02.00PM TO 6.00 PM	1. Rs. 90000/- 2. Rs. 9000/- 3. Rs. 1,000/-	1.99880015180183 2. BARB0DBSHRI 3. Branch - Shriwardhan	30.01.2026 11.00 AM TO 2.00 PM Mr. Kumar Talapatri Kiran 8976826596

Banknet Property ID & Auction ID for above mentioned Sr No, as under-

Sr. No.	BAANKNET Property ID	Auction ID
1	BARB7210204	241385
2	BARB99860119	241391

For detailed terms and conditions of sale, please refer/visit to the website link <https://baanknet.com> Prospective bidders may contact to Mr. Bamiya Chatar on Tel No. 022-27810670

Mobile 8866404107

Date: 22-01-2026

Place: Navi Mumbai

Sd/-
Authorized Officer
(Bank of Baroda)

KHUSH HOUSING FINANCE PRIVATE LIMITED

Registered Office Address: - 810, Aura Bplex, SV Road, Borivali (West), Mumbai - 400092
Branch Office Address: Office No. 404, Pushp Plaza, Manvel Pada Road, Virar (East), Palghar-401303.

DEMAND NOTICE (In Pursuance With Section 13 (2) Of The Sarfaesi Act., 2002)

Whereas, The undersigned being the Authorized Officer of Khush Housing Finance Private Limited (KHF) under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercised of the powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers/co-borrowers and guarantors as mentioned below, to repay the amount mentioned in the notices within 60 days from the date of receipt of the said notices.

The borrowers/co-borrowers and guarantors hereby again called upon by the way of this publication to pay to KHF within the period of 60 days from the publication of the said notices the amount mentioned in notice along with further interest and charges; failing which KHF will take necessary actions under sec.13 (4) of SARFAEI Act including possession of the secured asset and further sale of properties under public auction / private treaty. Further, you are hereby prohibited u/s 13(1) of said act from transferring either by way of sale, lease or any other way of below mentioned properties more particularly mentioned in said demand notices.

The borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Khush Housing Finance Private Limited.

SR No. Loan Account No./ Name of Borrower & Co-borrower Description of property Date of Demand Notice sent Amount as per Demand Notice(Rs)

1	LXTHA01716 - 170000187/ Dilip Balkrishna Pawar/ Harshala Jairam Aagiwale	Flat No. 203, Having Admeasuring Area 316 Sq. Ft Built Up, 2nd Floor, A Wing, Sai Darshan Complex, Motashri Nagar, Survey No. 485 (Old Survey No. 67/2), Plot No. 1 To 7 & 9 To 10, Neral (W) - 410101, Taluka - Karjat, Dist. - Raigad.	26-12-2025	Rs. 1068364/-
2	LXTHA00316 - 170000046/ Kamlesh Shrikant Ghag/ Harshada Kamlesh Ghag/ Shrikant Kashiram Ghag	Flat No. 203, Having Admeasuring Area 600 Sq. Ft Built Up, 3rd Floor, Swami Chaya Apartment, Constructed On Land Bearing Survey No.105/8, 9,10 & 10/5, House No. 240/F, At Village-Purna, Taluka-Bhiwandi, Dist.-Thane-421302, Within The Local Limits Of Gram Panchayat Purna.	26-12-2025	Rs. 1371330/-
3	LXVIR00216 - 170000670/ Krishnadas Mithaiyal Yadav/ Mithaiyal Rajnet Yadav/ Sahyadri Devi Yadav	Flat No. 103, Having Admeasuring Area 400 Sq. Ft Built Up, Atmaram Darshan Building, Desale Pada, Opposite Gurdan School, Survey No. 242, Hissa No. 4/E, Domivali (East) - 421201.	26-12-2025	Rs. 772106/-
4	LXTHA01717 - 180000884/ Sanjay Mukunda Patil/ Savita Sanjya Patil	Flat No.405, Having Admeasuring Area 360 Sq.Ft. Built Up, Forth Floor, Sai Sharda Arcade, Survey No. 350/B, Near Saibaba Temple, Suraya Nagar, Vitawa, Village- Kalwa (W)-400605 Taluka And Dist. Thane.	28-10-2025	Rs. 999553/-
5	LXTHA00318 - 190003294/ Sanjay Mukunda Patil/Savita Sanjya Patil	Flat No. 405, Having Admeasuring Area 360 Sq.Ft. Built Up, Forth Floor, Sai Sharda Arcade, Survey No. 350/B, Near Saibaba Temple, Suraya Nagar, Vitawa, Village- Kalwa (W) - 400605 Taluka And Dist. - Thane.	26-12-2025	Rs. 389678/-

THIS NOTICE IS ALSO PASTED ON THE OUTER DOOR OF THE BORROWER'S LAST KNOW ADDRESS AND AT THE MORTGAGED PROPERTIES.

Sd/-
Place :- Mumbai
Date :- 24.01.2026

Authorized Officer
Khush Housing Finance Private Limited



SMFG India Home Finance Co. Ltd.

Corporate Off.: 503 & 504, 5th Floor, G-Block, Inskip BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

Regd. Off.: Commerzone I Park, Tower B, 1st Floor, No.111, Mount Poonamallee Road, Porur, Chennai - 600116, TN.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(1)]

WHEREAS the undersigned being the Authorized Officer of SMFG India Home Finance Co. Ltd., a Housing Finance Company (duly registered with National Housing Bank (Fully Owned by RBI)) (hereinafter referred to as "SMFHC") under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has Taken Possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "SMFHC" for an amount as mentioned herein under and interest thereon.

SI. No. Name of the Borrower(s) / Guarantor(s) LAN Description of Secured Assets (Immovable Property) Demand Notice Date & Amount Date of Possession

1.	Lan :- 613039211751284 1. Aniket Sanjayan Patekar 2. Aakansha Anil Nikam	All That Parts And Parcels Of Proposed Flat No. 201, Admeasuring About 663 Sq. Fts. (Built Up) Equivalent To 61.61 Sq. Mtrs. On Second Floor, In A-Wing, In Jai Mahal Complex, On Land Bearing Survey No. 37, Situate, Lying And Being At Mojue Sheilar, Taluka Bhiwandi, Dist. Thane, Within The Limits Of Grampanchayat Sheilar Sub-Registration District And Taluka Bhiwandi, Registration District And District Thane.	09.10.2025 Rs. 15,80,921.07/- (Rs. Fifteen Lakh Eighty Thousand Nine Hundred Twenty One & Paise Seven Only) as on 08.10.2025	21.01.2026
2.	Lan :- 613039211854859 1. Chagana Ram 2. Bhatiya Devi	Flat Situated On 6 th Floor of Flat No. 602 (A Wing) Admeasuring Area 870 Sq Ft or 80.85 Sq. Meter And R. C. C. Building Known As Al Hind Apartment Being Constructed On Land Bearing Survey No 53/Paik 52, 513, 43/11 Paik Plot Number 23 Municipal House No. 1565, Maju Napoli Bhiwandi Dist. Thane, Thane - 421302 And Which Is Situated Within The Limits of Bhiwandi Nizampur City Municipal Corporation Bhiwandi, Dist. Thane, Within The Registration District Of The District Registrar of Assurances, Thane And Within The Registration Sub-District of Sub Registrar of Assurances, Bhiwandi.	09.10.2025 Rs. 30,86,443.15/- (Rs. Thirty Lakh Eighty Six Thousand Four Hundred Forty Three & Paise Fifteen Only) as on 08.10.2025	21.01.2026
3.	Lan :- 606439211515959 1. Jitu Chandrakant Kamble 2. Prajakta Jitu Kamble	Flat No. 408, On Fourth Floor, B Wing Building Known As Pandurang Apartment, House No. 1154/02, Property No. Kp- Kba-1154-002, Lekha No. Kk0001424744, House No. 1154/004, Property No. Kp- Kba-1154-004, Lekha No. Kk0001424709, House No. 1154/003, Property No. Kp- Kba-1154-003, Lekha No. Kk0001424744, House No. 1154/005, Property No. Kp- Kba-1154-005, Lekha No. Kk0001431494, House No. 1154/006, Property No. Kp- Kba-1154-006, Lekha No. Kk0001424744, House No. 1154/007, Property No. Kp- Kba-1154-007, Lekha No. Kk0002093365, Situated At Bonkade, Kharaine, Navi Mumbai, Tal., & Dist. Thane, Admeasuring 350 Sq. Ft (Carpet Area) 420 Sq. Ft. Built Up.	09.10.2025 Rs. 14,16,807.26/- (Rs. Fourteen Lakh Sixteen Thousand Nine Hundred Seven & Paise Twenty Six Only) as on 08.10.2025	21.01.2026
4.	Lan :- 612939211738688 1. Rahul Kishor Javheri 2. Rajni Rahul Javheri	Flat No. 504, 5 th Floor, Hari Krishna Apartment, Cts No. 951, 952, 953, Mojue Bhiwandi, Tal. Bhiwandi Dist. Thane Pin - 421302.	09.10.2025 Rs. 16,48,550.24/- (Rs. Sixteen Lakh Forty Eight Thousand Five Hundred Eighty & Paise Twenty Four Only) as on 08.10.2025	21.01.2026
5.	Lan :- 606438011488935 1. Santosh Madhukar Jadhav 2. Manisha Santosh Jadhav	Flat No. 208, 2 nd Floor, A Wing, Sai Prash, Sai Residency Laxmi Compound, Near Apana Bazaar, S. No. 35, H. No. 1, At Shelar, Tal. Bhiwandi, Dist. Thane - 421302.	09.10.2025 Rs. 9,60,322.51/- (Rs. Nine Lakh Sixty Thousand Three Hundred Twenty Two & Paise Fifty One Only) as on 08.10.2025	21.01.2026
6.	Lan :- 606439211967821 1. Shabbir Ahmad Shamsham Ali Ansari 2. Shahnaz Bano Shabbir	Flat Situated on Fifth Floor of Flat No. 501 & Flat No. 502 Both Admeasuring Area 95 Sq Ft or 89.65 Sq Meter And R. C. C. Building Known As Khadeejah Apartment Being Constructed On Land Bearing Survey No. 63/1/62/2/8, Naigao, Thane 421302 And Which Is Situated Within The Limits of Bhiwandi Nizampur City Municipal Corporation Bhiwandi Dist. Thane Within The Registration District Of The District Registrar of Assurances, Thane And Within The Registration Sub-District Of Sub Registrar of Assurances, Bhiwandi.	09.10.2025 Rs. 37,99,865.42/- (Rs. Thirty Seven Lakh Ninety Nine Thousand Eight Hundred Sixty Five & Paise Forty Two Only) as on 08.10.2025	21.01.2026
7.	Lan :- 606439211763482 1. Zuber Khalil Qureshi 2. Nazima Zuberi Qureshi	All That Flat No. 505 On 5 th Floor, Area Admeasuring 615 Sq. Ft. Built Up In The Building Known As Jai Malhar Height Situated Behind National Restaurant, Old Mumbai Pune Road Kalwa (W) Thane - 400605.	09.10.2025 Rs. 50,21,396.82/- (Rs. Fifty Lakh Twenty One Thousand Three Hundred Ninety Six & Paise Eighty Two Only) as on 08.10.2025	21.01.2026
8.	Lan :- 606439511096382 1. Mangali Narainlal Chaudhary 2. Shanti Mangali Chaudhary	Shop No. 03, Ground Floor, A Wing, Parvati Apartment, S. No. 51, H. No. 9, At Ashele, Tal. Ambernath, Dist. Thane Pin Code - 421004.	09.10.2025 Rs. 14,16,807.26/- (Rs. Fourteen Lakh Sixteen Thousand Nine Hundred Seven & Paise Twenty Six Only) as on 08.10.2025	22.01.2026
9.	Lan :- 612939011289997 1. Meghraj Madhukar Hare 2. Rupali Meghraj Hare	Flat No. 102, 1 st Floor, Ratnara Apartment S. No. 14		

