

**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
A GOVT. OF INDIA UNDERTAKING  
एक पब्लिक एका संस्था

Stressed Asset Management Branch, Mumbai  
4th floor, Janamangal, 45/47, Mumbai samachar Marg,  
Fort Mumbai 400001 Tel : 022-22630883  
E-mail : bmgm1447@bankofmaharashtra.bank.in /  
bom1447@bankofmaharashtra.bank.in

**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 Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Bank of Maharashtra, the Physical/Symbolic possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is What is" and "Whatever there is" basis in e-auction on **15.09.2026 between 11.00 a.m. to 3.00 p.m.** for recovery of the amount due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable properties/ies and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

| Name of Borrower/ Co-Borrower                                                                    | Name of Director/ Partners/ Guarantor                                                                                     | Amount Due in Actual                                                                                              | Short description of the immovable property with known encumbrances                                                                                                                                                                                                                                                                                    | Reserve Price                  | Earnest Money                                             |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|
| M/s. Kraft Impex                                                                                 | Name of Partner & Guarantors<br>1. Mr. Ravindra Hastmal Jain<br>2. Mr. Rajiv Pramesh Yadav                                | Rs. 8,29,59,479.80/- plus interest and expenses w.e.f. 31.05.2022; less recovery, if any                          | Industrial land and Building constructed on Grampanchayat House no.1132/B, Plt. no.7/S No.17/5, Village Asangang, Tal. Shahapur, Dist. Thane Pin-421601, (adm-1000 Sq.mtr) (Encumbrances Not known) (Under Physical Possession)                                                                                                                        | Reserve Price: Rs. 165.36 Lakh | EMD: Rs. 16.54 Lakh<br>Bid increment Amount: Rs.1.00 Lakh |
| M/s. RHJ Tubes Pvt. Ltd.                                                                         | 1. Mr. Naresh Ramesh Dhakad<br>2. Pooja Naresh Dhakad<br>3. M/S Krishna Associates (Corporate Guarantor)                  | Rs. 14,99,90,882.58/- plus interest and expenses w.e.f. 28.09.2024; less recovery, if any                         | Entire 3rd Floor of the building named "Kalina MCGM Market" admeasuring carpet area 2726 sq.ft. situated at S.N.-448, CTS no-5876, Kalina Kurla Road, Village- Kole Kalyan, Santacruz(East), Mumbai-400029 along with 6 demarcated allotted parking spaces in the name of M/s. Krishna Associates (Encumbrances Not known) (Under Symbolic Possession) | Reserve Price: Rs. 81.623 lakh | EMD: Rs. 81.63 Lakh<br>Bid increment Amount: Rs.1.00 Lakh |
| M/s. Phoenix Lifestyle (A partnership firm of Mr. Bharat Mukund Tated Mrs. Manisha Bharat Tated) | 1. Mr. Bharat Mukund Tated<br>2. Mrs. Manisha Bharat Tated<br>3. Mr. Bhushan Mukund Tated<br>4. Mrs. Sharda Mukund Tated. | Rs. 11,43,43,732.50/- plus unapplied interest w.e.f. 05.04.2024 and expenses or other incidental charges thereof. | Bungalow Tenement No. 19/75, CTS No. 53/26, Goregaon Yashwant Nagar CHS Ltd., Yanshwant Nagar, Goregaon (West), Mumbai-400062 (Encumbrances Not known) (Under Symbolic Possession)                                                                                                                                                                     | Reserve Price: Rs. 743.00 Lakh | EMD: Rs. 74.30 Lakh<br>Bid increment Amount: Rs.1.00 Lakh |

| Sr. | Particulars                             | Date & Time                                                    |
|-----|-----------------------------------------|----------------------------------------------------------------|
| 1.  | Date and time of E- Auction             | 15.09.2026 between 11.00 a.m. and 3.00 p.m.                    |
| 2.  | Last Date of Submission of Bid with EMD | Before commencement of E-auction (as per psbbaanknet rules)    |
| 3.  | Inspection Date & Time                  | 10.09.2026 between 11.00 pm to 05.00 pm (On Prior appointment) |

Contact person: Mrs. Rupa Singh- 9910036660, Mr. Tushar Bhelkar-899525411, Mr. Rohit Datarange-9807865798, Mohit Kumar-788804479

Bank has Physical/Symbolic Possession with No known encumbrance. However, dues/charges/ encumbrances, if any, due on the respective property shall be borne by the bidder. E-auction shall be conducted through the MSTC E-Bikray. Bidders must log in on the website - "https://banknet.com/" In this regard, the Bidders may please register on psb alliance banknet website well in advance to avoid last minute anxiety/ rush.

For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties\_for\_sale.asp" provided in the Bank's website.

Date: 27.08.2026  
Place: Mumbai

Sd/-  
Chief Manager & Authorized Officer,  
SAM Branch, Mumbai

**IRONWOOD EDUCATION LIMITED**  
CIN: L68100MH1983PLC030838  
Regd. Off.: 8, Gokul Regency II, B Wing, Thakur Complex, Off W. E. Highway, Kandivali (East), Mumbai 400101 Tel.: 022-28700358  
E-Mail ID: cs@ironwoodworld.com Website: www.ironwoodworld.com

**INFORMATION REGARDING 43RD ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCING / OTHER AUDIO VISUAL MEANS**

Members may please note that the 43<sup>rd</sup> Annual General Meeting ("AGM") of Ironwood Education Limited ("the Company") will be held through Video Conferencing ("VC") facility / other audio visual means ("OAVM") on Monday, September 28, 2026 without the physical presence of the Members at a common venue in compliance with the provisions of the Companies Act, 2013 ("the Act") and the Rules framed thereunder and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with General Circulars dated April 8, 2020, April 13, 2020, May 5, 2020, January 13, 2021, December 08, 2021, December 14, 2021, May 05, 2022, December 28, 2022, September 19, 2024 and September 22, 2025 issued by the Ministry of Corporate Affairs ("MCA Circulars") and Circular dated May 12, 2020, January 15, 2021, May 13, 2022, January 5, 2023 and October 3, 2024 issued by the Securities and Exchange Board of India ("SEBI Circulars") to transact the businesses that is set forth in the Notice of the AGM.

In compliance with MCA Circulars and SEBI Circulars, the Notice of the AGM along with the Annual Report for the financial year 2025-26 will be sent only by e-mail to those Members whose e-mail addresses are registered with the Company/Depository Participant(s). The Notice of the AGM and the Annual Report for Financial Year 2025-26 will be made available on the Company's website at www.ironwoodworld.com and can also be accessed on the websites of the Stock Exchange at www.bseindia.com.

Members can attend and participate in the AGM through the VC facility / OAVM ONLY, the details of which are provided by the Company in the Notice of the AGM. Accordingly, please note that no provision has been made to attend and participate in the 43<sup>rd</sup> AGM of the Company in person. Members attending the Meeting through VC facility / OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

As per the MCA and the SEBI Circulars, no physical copies of the Notice of AGM and the Annual Report will be sent to any Member. The shareholder whose mail id is not registered, the Company will send a letter containing a weblink and exact path of company website where annual report can be accessed. Members who have not yet registered their e-mail addresses with the Company/Depository Participant are requested to follow the process mentioned below, for registering their e-mail addresses to receive Notice of the AGM, Annual Report and/or login details for joining the 43<sup>rd</sup> AGM through VC facility / OAVM, including e-voting.

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Physical Holding | SEBI vide its circular dated March 16, 2023, has mandated registration of PAN, KYC details and nomination. Members holding shares in physical form are, therefore, requested to submit their PAN, KYC Details including Bank details and nomination details to the RTA of the Company at investor@bigshareonline.com by sending duly filled form ISR-1 and other relevant forms available on website of RTA at www.bigshareonline.com as well as website of the Company at www.ironwoodworld.com. |
| Demat Holding    | Please register / update your email addresses with your Depository Participant (DP) as per the process advised by the DP.                                                                                                                                                                                                                                                                                                                                                                         |

The Company is providing remote e-voting facility to the members to cast voting rights using an electronic voting system from a place other than venue of the Meeting ("remote e-voting"). The members will also be given an opportunity to cast votes electronically during the AGM ("e-voting"). The manner of e-voting including remote e-voting is provided in the Notice of the AGM.

For Ironwood Education Limited  
Dharmesh Parekh  
Company Secretary

Place: Mumbai  
Date: August 28, 2026

**Muthoot Homefin (India) Ltd.**  
Corporate Office : Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg, Near Ruparel College, Dadar (West), Mumbai, Maharashtra- 400 028

**POSSESSION NOTICE** (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of Muthoot Homefin (India) Ltd. (MHIL) 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, Demand Notice(s) issued by the Authorised 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)/ Co-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 Section 13(4) of the said Act read with Rule 8 of the of the Security Interest (Enforcement) Rules, 2002. 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 Muthoot Homefin (India) Ltd. for an amount as mentioned herein under with 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

| Sr. No. | Name of the Borrower(s)/ Co-Borrower(s) / Loan Account No./Branch                         | Brief details of secured assets                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Date of Demand Notice & Total Outstanding Dues (Rs.)                                                   | Possession Taken Date |
|---------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------|
| 1.      | Tanveer Ahmed Sharif/ Najma Ramzanali Shaikh/ THA-HL-003275/ Mumbai- Thane                | All That Piece and Parcel of Flat No. 202, Admeasuring About 426 Sq. Ft. (Carpet) area On The 2nd Floor, In The Building Known As "Raj Height", Constructed On Bearing Survey No. 175, Plot No. 50, Being Situate And Lying At Village Mambapur, Taluka Karjat, District Raigad- 402107. Bounded With North- Internal Road & Open Plot South- Vrundavan Society East- lternal Road West- Open Plot.                                                                                                           | 22-May-2026/ Rs. 12,51,852/- Rupees Twelve Lakh Fifty One Thousand Eight Hundred Fifty Two Only.       | 24th Aug' 2026        |
| 2.      | Umesh Suresh Sonawane/ Nutan Umesh Sonawane/ KAL-HL-000826/ Mumbai- Kalyan                | All That Piece and Parcel of Property Being Flat No. 203, On The Second Floor, A Wing, Area Adm. 501 Sq. Ft (Carpet) In The Building Known As Matoshree Park, Standing On Plot of Land Bearing S. No. 2/3 & 3/3, Situated At Village- Joveli, Taluka:- Ambarnath, Dist:- Thane Bounded- North- Open Land South- Juveli Village East- Road West- Open Land.                                                                                                                                                    | 22-May-2026/ Rs. 26,99,766/- Rupees Twenty Six Lakh Ninety Nine Thousand Seven Hundred Sixty Six Only. | 24th Aug' 2026        |
| 3.      | Muthu Chinnaaswami Kumaresan/ Rutha Muthu/ Eashu Adhimulam/ KAL-HL-000976/ Mumbai- Kalyan | All That Piece and Parcel of Flat No. 304, Area Admeasuring About 431 Sq. Ft. (Carpet Area), 03rd Floor, In The Building Known As "Ganesh Plaza", Constructed On Land Bearing City Survey No. 330/2A, Lying Being And Situated at Village Neral, Taluka Karjat, District Raigad, Within The Limits of Karjat Panchayat Samiti. Bounded As Follows: On or Towards The East- Ganpati Mandir On or Towards The West- Bungalows On or Towards The North- Chawl Type On Or Towards The South- Neral Matheran Road. | 22-May-2026/ Rs. 18,71,889/- Rupees Eighteen Lakh Seventy One Thousand Eight Hundred Eighty Nine Only. | 24th Aug' 2026        |

Date: August 29, 2026  
Place: Raigad, Thane

Sd/- Authorized Officer,  
Muthoot Homefin (India) Limited

**Arcil**  
Premier ARC

**Asset Reconstruction Company (India) Ltd. (Arcil)**  
Acting in its capacity as Trustee of various Arcil Trusts  
Arcil Office: The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400028  
Website: https://auction.arcil.co.in; CIN-U65999MH2002PLC143884

**PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

Notice is hereby given to the public in general and to the Borrower(s)/ Guarantor(s)/ Mortgage(s), in particular, that the below described immovable property/ies mortgaged/ charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

| Name of the Borrower/ Co-Borrower/s/ Guarantor/s/ Mortgage/s & LAN No.                                 | Trust Name & Selling Bank Name       | Outstanding amount as per SARFAESI Notice dated 17-05-2025                                                                                     | Possession type and date | Date of Inspection | Type of Property and Area                                                                                                          | Earnest Money Deposit (EMD)                                            | Reserve Price                                                         | Date & Time of E-Auction/ website for Auction |
|--------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------|
| Borrower: Prithviraj Raghunath Chavan<br>Co-Borrower: Kusum Raghunath Chavan<br>LAN No. 51889420000174 | Trustee of Arcil - Trust -2026 - 005 | Rs.11,07,774/- (Rupees Eleven Lakhs Seven Thousand Seven Hundred Seventy Four Only) as of 15-05-2025 further interest thereon + Legal Expenses | Physical on 28-03-2026   | As per request     | residential & area 1 h. 01 r. pk.0 h. 07 r. out of this purchasing an area 0-02 r. uncultivated open plot measuring 187.84 sq.mtr. | Rs.75,200/- (Indian Rupees Seventy Five Thousand and Two Hundred Only) | Rs.7,52,000/- (Indian Rupees Seven Lakhs and Fifty Two Thousand Only) | On 05-10-2026 at 3.30 PM                      |

**Description of the Secured Asset being auctioned:** All that piece and parcel of the Property being and situated at Gat No.781 Area 1 H. 01 R. pk.0 H. 07 R. out of this Purchasing an Area 0-02 R. Uncultivated open Plot Measuring 187.84 Sq.mtr. as per Layout Plan its No.35 & 36, Mauje Pal, Tal. Karad, Dist. Satara-415014. **Boundaries On or towards: [Plot No.35]: Towards East by: Road, Towards West by: Open Space, Towards South by: Milkat of Plot No.36, Towards North by: Milkat of Plot No.34. Boundaries on or towards: [Plot No.36]: Towards East by: Road, Towards West by: Open Space, Towards South by: Milkat of Plot No.37, Towards North by: Milkat of Plot No.35.**

|                                                                  |                                                          |                                                                                                                     |
|------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Pending Litigations known to ARCIL: NIL                          | Demand Draft to be made in name of: Arcil-Trust-2026-005 | RTGS details: Bank A/C No.57500001783971, Bank Name: HDFC, IFSC: HDFC0000542, Branch Address: Kamala Mills Compound |
| Encumbrances/Dues known to ARCIL: NIL                            | Bid Increment amount: As mentioned in the BID document   |                                                                                                                     |
| Last Date for submission of Bid: Same day 2 hours before Auction | Payable at Par                                           | Name of Contact person & number: Mr. Sachin Warke - 9823666832                                                      |

**Terms and Conditions:**

- The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
- The **Authorized Officer ("AO")** ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- At any stage of the auction, the AO may accept/reject/ modify/ cancel the bid/offer or post-poned the Auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/ bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/ delivered in his/her/its favour as per the applicable laws.
- The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/ rights/ dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/ rights/ dues.
- The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- The Borrower/ Guarantors/ Mortgageors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
- In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place: Satara, Date: 28.08.2026

Sd/- Authorized Officer, Asset Reconstruction Company (India) Ltd.

**HDFC BANK**  
Branch Address: HDFC House, Sharanpur Link Road, Nasik-422005  
CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

**E-AUCTION SALE NOTICE (Sale through E bidding only)**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken as described in column (D) by the Authorised Officer of HDFC Bank Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below :

Notice is hereby given to Borrower/Mortgagor(s)/legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s)/Mortgagor(s) (since deceased), as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

For detailed terms and conditions of the sale, please refer to the link provided in **HDFC Bank Limited Secured Creditor's website i.e., www.HDFCBANK.Com.**

| Sr. No. | Name/s of Borrower(s)/Mortgagor(s)/Guarantor(s) /Legal Heirs and Legal Representatives (whether known or unknown) Executor(s), Administrator(s), Successor(s) and Assign(s) of the respective Borrower(s)/Mortgagor(s) (since deceased), as the case may be. | Outstanding Dues to be recovered (Secured Debt) (Rs.) | Description of the immovable property/Secured Asset.<br>(1 Sq.Mtr. is equivalent to 10.76 Sq.Ft)                                                                                                                                                                                                           | i) Reserve Price (Rs.) /<br>ii) Earnest Money Deposit (Rs.) /<br>iii) Type of Possession | Bid Incremental Rate | Date(s) and Time of Inspection   | Last Date of Submission of Bids | Date(s) and Time(s) of E-Auction        |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------|----------------------------------|---------------------------------|-----------------------------------------|
|         | (A)                                                                                                                                                                                                                                                          | (B)                                                   | (C)                                                                                                                                                                                                                                                                                                        | (D)                                                                                      | (E)                  | (F)                              | (G)                             | (H)                                     |
| 1.      | Mr.Godade Laxman Shankar (Borrower)<br>Mrs.Godade Manisha Laxman (Co Borrower)                                                                                                                                                                               | Rs.19,56,533/- as on 30/04/2025*                      | Row House No.1, Samarth Row Bunglow, Plot No. 1+2+3+4/1, S.No.38/1/1/A/2/2, Ujjwal Nagar, Near Air Force Gate, Borgad, Mauje Makhmalabad Shiwar, Tal. & Dist. Nashik-422003. (Admeasuring Plot Area 78.12 Sq. Mtrs, Built Up Area 57.82 Sq. Mtrs, Porch 5.25 Sq. Mtrs, Total Built Up Area 63.07 Sq. Mtrs) | 1) Rs.27,50,000/-<br>2) Rs.2,75,000/-<br>3) Physical                                     | Rs.20,000/-          | 11/09/2026 (11.00 am to 4.00 pm) | 15/09/2026 (upto 5 p.m.)        | 17/09/2026 between 10.00 am to 10.30 am |
| 2.      | Mr.Jadhav Sanjay Devrao (Borrower)<br>Mrs.Jadhav Hira (Co Borrower)                                                                                                                                                                                          | Rs.17,01,219/- as on 31/10/2022*                      | Flat No.15, 3rd Floor, Durvankur Plaza Apartments, Plot No.143+144, CTS No.2242, Gat No.193/A, Sairatna Chowk, Shramik Nagar, Carban Naka, Satpur, Village Pimpalgao Bahula, Taluka & District Nashik- 422007. (Admeasuring Carpet Area 37.30 Sq. Mtrs)                                                    | 1) Rs.13,25,000/-<br>2) Rs.1,32,500/-<br>3) Physical                                     | Rs.10,000/-          | 11/09/2026 (11.00 am to 4.00 pm) | 15/09/2026 (upto 5 p.m.)        | 17/09/2026 between 10.30 am to 11.00 am |
| 3.      | Late More Nago Baburav Through his all known and unknown legal heirs 1. Mrs. More Asha Nago<br>2. Mr. More Roshan Nago<br>3. Mr. More Bhushan Nago<br>4. Mr. More Kushal Nago<br>5. Ms. Ratnadeep Mahila Stores                                              | Rs.17,42,941/- as on 31/01/2022*                      | Flat No.502, 5th Floor, Gokuldham Apartment, Wing-C, Plot No.7+8+10+11, S.No.327/2/2/A, Near G.D. Sawant College, Village Pathardi Shiwar, District Nashik-422009. (Admeasuring Carpet Area 43.232 Sq.Mtrs)                                                                                                | 1) Rs.17,00,000/-<br>2) Rs.1,70,000/-<br>3) Physical                                     | Rs.10,000/-          | 11/09/2026 (11.00 am to 4.00 pm) | 15/09/2026 (upto 5 p.m.)        | 17/09/2026 between 11.00 am to 11.30 am |
| 4.      | Mr.Gavali Sonu Kashiram (Borrower)<br>Mrs.Gavali Tara Sonu (Co Borrower)                                                                                                                                                                                     | Rs.25,11,622/- as on 30/06/2024*                      | Flat No.01, On Ground Floor, Janki Pride Apartment, Plot No.54, S.No.265/1-3/54, Sambahji Nagar, Wadhone Colony, Mauje Mahasul, Tal. & Dist. Nashik-422004. (Admeasuring Built Up Area 620 Sq. Ft. & Garden Area 480 Sq. Ft., Total Area 1100.00 Sq. Ft. I.E. 102.23 Sq Mtrs)                              | 1) Rs.18,75,000/-<br>2) Rs.1,87,500/-<br>3) Physical                                     | Rs.10,000/-          | 11/09/2026 (11.00 am to 4.00 pm) | 15/09/2026 (upto 5 p.m.)        | 17/09/2026 between 11.30 am to 12.00 pm |
| 5.      | Mr.Narsale Kundlik Bhimaji (Borrower)<br>Mrs.Narsale Chhaya Kundalik Co Borrower)                                                                                                                                                                            | Rs.21,65,384/- as on 31/10/2023*                      | Row House North Side on Plot No.13, S.No.82/1, Behind Dosti Hotel, Raghvendra Swami Mandir, Mauje Bolhegaon, Tal. & Dist. Ahmednagar-414001. (Admeasuring Plot Area 150.00 Sq.Mtrs., North Side Plot Area 63.1875 Sq. Mtrs., Built Up Area 59.8825 Sq. Mtrs)                                               | 1) Rs.20,25,000/-<br>2) Rs.2,02,500/-<br>3) Physical                                     | Rs.20,000/-          | 11/09/2026 (11.00 am to 4.00 pm) | 15/09/2026 (upto 5 p.m.)        | 17/09/2026 between 12.00 pm to 12.30 pm |

**TERM AND CONDITION:** The Sale shall be subject to the Term & Condition prescribed in the Security interest (Enforcement) Rules 2002 and to the following further 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 2. The particulars of Secured Assets Specified in the Schedule here in above have been stated to the best of the information of the Authorised officer, but the Authorised officer shall not be answerable for any error, misstatement or omission on the proclamation. 3. The Sale will be done by the undersigned through E-auction platform provide at the Website: http://assets.matexauctions.com. 4. For details terms and condition of the sale, please refer www.hdfcbank.com. 5. All statutory dues/attendat charges /other dues including registration charges, stamp duty, Tax/Any Authority charges etc. shall have to be done by the purchaser and Authorised Officer or the bank shall not be responsible for any charges, lies in encumbrance are any other dues to govt. or anyone else in respect of property (e- auctioned) not known to the bank the intending bidder is advised to make there on independent inquiries regarding the encumbrance on the property including statutory liabilities, arrears of property tax, electricity dues etc.

Matex Technologies Pvt. Ltd., would be assisting the Authorized officer in conducting the auction through an E-Bidding process. For any assistance related to inspection of the property or for obtaining the bid document and for any other queries, please get in touch with the client service delivery (CSD) department of Matex Technologies Pvt. Ltd., through Mr. Dhanush Sharma +91-9500173312, +91-7845753546 E-mail id: solutions@matexnet.com or Authorized officer, HDFC Ltd. 1) Mr. Pratik Vyas Mob. 9822910308 E-mail:pratik.vyas1@hdfc.bank.in, 2) Mr Devidas Ghadge, Mob. 7058654159 E-mail: devidas.ghadge@hdfc.bank.in

The bid Document can be collected/ obtained from the Authorized officer of **HDFC Bank Limited** of below mentioned office addresses or directly from **Matex Technologies Pvt. Ltd.**

Place : Nashik/Ahilyanagar  
Date : 29/08/2026

For HDFC BANK LTD.  
Sd/-  
Authorised Officer

**Triumph International Finance India Limited**  
CIN No. L65990MH1986PLC038176  
Registered Office: Oxford Centre, 10 Shroff Lane, Next to Colaba Market, Colaba, Mumbai - 400 005.  
Website: www.tifil.in; Email: tifil@rediffmail.com/knaagesh@yahoo.com; Contact: 8657005742/41.  
Information regarding 40th Annual General Meeting to be held through Video Conferencing (VC)/Other Audio Visual Means (OAVM)  
The Fortieth (40th) Annual General Meeting ("AGM") of the members of Triumph International Finance India Limited ("the Company") will be held on **Tuesday, September 29, 2026 at 04.30 p.m. (IST)** through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM") to transact the businesses as set out in the Notice of AGM.  
The AGM will be convened through VC or OAVM in accordance with the Companies Act, 2013 and the Rules made thereunder read with the General Circular No. 09/2024 dated September 19, 2024 (in continuation with Circulars issued earlier in this regard) (MCA Circulars), issued by Ministry of Corporate Affairs, which permits the Conduct of AGMs through VC or OAVM till September 29, 2026.  
The Notice of AGM and Annual Report for the FY 2025-26 will be sent to the Members of the Company through electronic means whose e-mail addresses are registered with the Company's Registrar and Share Transfer Agent (RTA)/ Depository Participants (DPs).  
For shareholders who have not registered their e-mail address, a letter containing the web link and the exact path for accessing the Annual Report 2025-26 will be sent to them at the address registered in the records of the Company/RTA/DPs.  
**Dissemination on the Website:**  
An electronic copy of the Annual Report 2025-26 of the Company, inter alia containing the Notice of the AGM will be available on the website of the Company at www.tifil.in and website of the Stock Exchange viz. BSE Limited at www.bseindia.com and on the website of MUFG Intime India Private Limited (Formerly known as Lint Intime India Private Limited) (MUFGI) at www.in.mgms.mufg.com  
**Manner of registration of e-mail address:**  
Members who have not registered their e-mail address with the Company are requested to follow the below process to register their e-mail address:  
**Demat Shareholders:** The shareholders are requested to register their e-mail address, in respect of demat holdings with the respective DP by following the procedure prescribed by the DP.  
**Physical Shareholders:** Write an e-mail with request letter mentioning name, folio number, scan copy of self attested PAN, cancelled cheque leaf bearing name of the Member and copy of physical share certificate to MUFGI at mufg.helpdesk@in.mgms.mufg.com  
**Manner of casting votes:**  
Members can cast their vote(s) on the business as set out in the Notice of the AGM through electronic voting system ("e-voting"). The manner of voting, including voting remotely ("remote e-voting") by the Members holding shares in dematerialized mode, physical mode and for Members who have not registered their e-mail address has been provided in the Notice of the AGM. Members attending the AGM who have not cast vote(s) by remote e-voting will be able to vote electronically at the AGM.  
A person, whose name is recorded in the register of members of the Company, as on the cut-off date i.e. Tuesday, September 22, 2026, only shall be entitled to avail the facility of e-Voting, either through remote e-Voting or voting at the AGM.  
  
By the Order of the Board of Directors of  
Triumph International Finance India Limited  
Nagesh Vinayakrao Kutapale  
Director  
Date : August 29, 2026  
Place : Mumbai  
DIN: 0245782

**punjab national bank**  
Together for the better

**APPENDIX IV**  
[See Rule 8 (I)]

**POSSESSION NOTICE**

Whereas, the undersigned being the Authorised Officer of the Punjab National Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated **07.01.2023** calling upon the Borrower/Guarantor/Mortgagor **Mr. Praful Bhonji Nisar & Mrs. Meena Praful Nisar** to repay the amount mentioned in the notice being **Rs.60,85,096.50/- (Rupees Sixty Lakhs Eighty Five Thousand Ninety Six And Fifty Paise Only)** as on **31.12.2022** interest and expenses thereon within 60 days from the date of notice/date of receipt of the said notice.

The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken possession of the property 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 **25<sup>th</sup> of August, of the year 2026.**

The Borrower/Guarantor/Mortgagor 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 **Rs.60,85,096.50/- (Rupees Sixty Lakhs Eighty Five Thousand Ninety Six And Fifty Paise Only)** as on **31.12.2022** with further interest & expenses thereon until full payment.

The Borrower/Attention is invited to Provision of sub section (8) of section 13 of Act in respect of time available to redeem the secured assets

| Description of The immovable property                                                                                                                                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Equitable Mortgage, Flat No. 902, 9 <sup>th</sup> Floor, A-wing, Laxmi Classic, S.No. Hissa No. 55/11, 57/20 Juna 288/11, 297/20, near L.R. Tiwari College, Kanakia Road, Beverly Park, Mira Road, Dist.Thane-401107. |  |

Date : 25/08/2026  
Place: Thane

Sd/-  
Authorised Officer  
Punjab National Bank