HINDUJA HOUSING FINANACE LIMITED

CIN U65922TN2015PLC10093
Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015

NOTICE OF SALE THROUGH PRIVATE TREATY SALE OF IMMOVABLE ASSETS MORTGAGED TO HHFL UNDER THE SARFAESI ACT, 2002 READ WITH PROVISO TO RULE 8(8) AND 9(1).

The undersigned, as Authorized Officer of HHFL, has taken the possession of the schedule property under the SARFAESI Act. Public at large is hereby informed that the secured property described in the Schedule is available for sale through **Private Treaty/Public E-Auction**, on terms agreeable to HHFL, for realization of its dues on an **"AS IS WHERE IS"**, **"AS IS WHAT IS"** and "**WHATEVER THERE IS**" basis.

Standard Terms & Conditions: 1. Sale will be conducted strictly on "AS IS WHERE IS","AS IS WHAT IS" and "WHATEVER THERE IS" basis. **2.** Purchaser must deposit 10% of the offered amount along with the application and KYC documents. This will be adjusted against the 25% deposit required upon acceptance. No interest shall be payable on the EMD. **3.** On acceptance of the offer by HHFL, purchaser must deposit 25% of the sale consideration (inclusive of the initial 10%) by the next working day. **4.** Balance 75% of the sale consideration must be paid within 15 days of confirmation of sale. **5.** Failure to remit amounts within stipulated timelines will result in automatic forfeiture of all deposits made, including the initial 10% and the property may be resold without further notice. **6.** If HHFL does not accept the offer, the initial 10% deposit will be refunded without interest. **7.** For bids exceeding RS. 50,00,000/- the successful purchaser must remit 1% TDS under Section 194-IA of the Income Tax Act. **8.** The property is sold with all existing and future encumbrances, whether known or unknown to HHFL. HHFL shall not be responsible for any third party claims, rights, or statutory dues. **9.** Purchaser must conduct independent due diligence on all aspects of the property. No claims will be entertained later. **10.** HHFL reserves the right to reject any offer or cancel the auction without assigning reasons. **11.** Auction/bidding shall only be through "online electronic mode" through the website www.bankeauctions.com Or Auction provided by the service provider M/s C1 India Pvt. Ltd., **12.** The bidders may participate from their place of choice through online portal. Secured Creditor/service provider shall not be held responsible for the any internet connectivity issue. **13.** For any details on e-auction prospective bidders may contact the Service Provider M/s C1 India Pvt. Ltd., having its corporate office at Plot No. 68, 3rd Floor, Sector - 44, Gurgaon, Haryana-122003 (Contact Person Mr. Balaji Mannur, Mobile No. 7977701080, Email: mannur.govindarajan@c1india.com, Email:karnataka@c1india.com, Prabhakaran.Malaichamy@c1india.com & Support (Helpline) Mobile No. +91-7291981124/25/26, Support Email – support@bankeauctions.com **14.** For participating in the e-auction sale, the intending bidders should register their name at https://www.bankeauctions.com well in advance and shall get the user ID and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider. **15.** For participating in e-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) i.e. 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Hinduja Housing Finance Limited". **16.** Interested parties may contact the Authorized Officer for details and submit Offer, EMD along with KYC documents on or before 12-11-2026 at 5.00 p.m. **17.** Successful auction Purchaser shall bear all stamp duty, registration fees, taxes and other statutory expenses related to the mortgaged property. **18.** The Borrowers'/Mortgagors' right of redemption under Section 13(8) of the SARFAESI Act stands extinguished upon the date of publication of this notice as per the latest judicial mandates.**19.** Sale shall be conducted in accordance with the provisions of the SARFAESI Act and Rules.

Description of the Property (Secured Asset): All that piece and parcel of the for Residential Apartment bearing No.A-202, PID No. 150200101700620889, Assessment No. 1335/A-202 Second Floor of Tower-12/Block-2 Consists of Complex Known as "JANAADHAR SHUBHA" along with Super Bulit-up Area of 656, Sq.ft. and undivided Share 317.23 Sq.ft. One Hall, Two Bed Room, Kitchen Two Bath Room, a Balcony and right to us Covered Car Parking No.T12-PC008 For Land Bearing Sy No.39/1,39/2, 40/3 and 42/1 Situated at M.Medehalli, Attibele Hobli, Anekal Taluk, Bangalore Urban District Bangalore, and Bounded on: East by: A.201; North by: Site No.48; West by: Open Space; South by: Site No.50. **LOAN NO:** KA/BLR/ETML/A000000270. **Borrowers Name: 1) Mr. Snehangshu Mondal - (Borrower); 2) Mrs. Sumitha Mondal -(Co-Borrower). Both are residing at:** A-202, 2nd Floor of Tower-12/Block-2, Medahalli, Attibele Hobli, Anekal Tq, Bengaluru-562107. **Outstanding amount: Rs. 25,17,489/-** (Rupees Twenty Five Lakh Seventeen Thousand Four Hundred Eighty Nine Only) as on 23-10-2026. **Reserve Price: Rs. 16,40,000/-** (Rupees Sixteen Lakh Fourty Thousand Only). **EMD: Rs.1,64,000/-** (Rupees One Lakh Sixty Thousand Only), **EMD Deposition Last Date:** 12-11-2026 till 17:00 hrs. **Date/Time of E-Auction:** 13.11.2026, 11:00 hrs-13:00 hrs. **Bid Increase Amount:** Rs. 10,000/-

Place: Bangalore
Date: 27.10.2026

(Kishor Babu C)
Authorised Officer

TRUHOME FINANCE LIMITED

(Formerly Known As Shriram Housing Finance Limited)

Reg.Off.: Srinivasa Tower, 1st Floor, Door No. 5, Old No.11, 2nd Lane, Cenatopha Road, Alwarpet,Teynampet, Chennai-600018
Head Office. Level 3, Wockhardt Towers, East Wing C-2 , G Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051
Website: http://www.truhomefinance.in

SYMBOLIC POSSESSION NOTICE

Whereas, The undersigned being the authorised officer of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued demand notice to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

[The Borrowers having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken SYMBOLIC POSSESSION of the property described herein below in exercise of powers conferred on him under Sub Section (4) of section 13 of Act read with rule 8 of the security Interest enforcement) rules, 2002 on this 24th Day of October of the year 2026.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) for an amount as mentioned herein below and interest thereon.

[The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.]

Borrower's Name and Address

Ningaraj S/o Somappa Negalur (Borrower)
Lakshmi W/o Ningaraj Negalur (Co-Borrower)
R/o: Vasappa So Omkarappa, Bhagya nagar, Near Nimishamba temple,Bhagyanagar, Koppal, Karnataka - 583238
Also at:-Sri Banashankari Saari Centre Sole Proprietorship
14 Bhagya nagar Near Markandeshwara temple, Bagyanagar ,Koppal,Karnataka – 583238
Also at:-2/144 ward No.4, Nirashritara colony Bhagyanagar Near main road, Koppal R S, Koppal,Karnataka – 583231
Also at:-Property no. 59/1, Swatthina No.9387110960, ward no.15, Sy No. 719/2B, situated at Bhagyanagar town, near Bhagyanagar Govt Hospital, Bhagyanagar, Koppal, Karnataka – 583238

Amount due as per Demand Notice

Rs. 11,07,122/- (Rupees Eleven Lakh Seven Thousand One Hundred and Twenty Two Only) as on dated. 11-08-2026 under reference of Loan Account No. SLPHHSPT0000030 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.
Date of Demand Notice – 12.08.2026, Date of Symbolic possession – 24.10.2026
Date of NPA – 03.08.2026

Description of Mortgaged Property

All that Piece and parcel of the Property No.9387110960, Ward No.15, Sy No.719/2B,Old Property No.59/1, Assessment No.59/1, Situated at Nirashritara street, Bhagya nagara, Koppal taluk and Koppal District: 583238. Measuring East to West -12.192 meters and North to South-4.5720 meters, in Total measurement 55.74 Sq.Meters,
East : Plot No.54, West : 25 feet Road , North : plot- 59/2, South : 30 feet Road.

Place: Koppal
Date : 24-10-2026

Sd/- Authorised Officer- Truhome Finance Limited
(Earlier Known as Shriram Housing Finance Limited)

UJJIVAN SMALL FINANCE BANK

REGISTERED OFFICE: Grape Garden, No.27, 3rd A Cross, 18th Main, Koramangala 6th Block, Koramangala, Bengaluru - 560095.

PUBLIC NOTICE

GOLD AUCTION CUM BID INVITATION NOTICE

The below mentioned **Borrowers** have failed to repay the loan and redeemed the pledged gold ornaments within the stipulated time in spite of several reminders.

The Gold Ornaments pledged by the below listed Borrowers will be sold in **Public Auction at our below mentioned Branches on 05.12.2026 from 10:00 a.m to 4:30 p.m.** The Bank reserves the right to accept or reject any bid without assigning any reason whatsoever. Please note if the auction does not get completed on the same day, the same will follow the subsequent days on the same terms and conditions. If the customer is deceased, all the conditions pertaining to auction will be applicable to nominee/legal heir. The Borrower are hereby notified to pay the upto date interest and ancillary expenses before the date of auction, failing which the pledged gold ornaments will be sold and balance dues if any will be recovered with interest and cost.

S. No.	Name of the Borrower	Description of the Gold Ornaments Pledged	Approximate Gross weight (in gms.)	Approximate Value (INR)
HOSKOTE BRANCH (1633): Door No. 6-4-63, Ground Floor,Dwaraka Arcade, VV Layout, Gangamma Gudi Rd,, Opposite Indian Clinic, Hoskote - 562114 - Bengaluru Rural, Karnataka				
1.	Venkataraja K	Ear Rings	19.5	₹ 2,31,000/-
2.		Matil, Chain with Pendent, Matil, Ring, Ear rings	40.2	₹ 5,05,560/-
BANNERGHATTA ROAD BRANCH (1635): Bhoomika Towers, Site No.40, Khata No.295/289/289/30-153/40-159 & 40/159, Arakere Village, Begur Hobli, Ward No.19, 561203 - Bengaluru Urban, Karnataka				
3.	M. Sandya	Chain	12.2	₹ 1,61,040/-
4.		Necklace, Chain with Pendent	24	₹ 3,14,160/-

Interested parties may visit the above-mentioned Branch address of the Bank with their PAN Card along with a recent passport size photograph, valid photo identity proof and address proof, on the auction date as per time indicated above.

For further details and terms and conditions of sale, the intending bidders is requested to visit our Bank website **https://www.ujjivansfb.in/e-auctions** and may also contact our **Branch at Ujjivan Small Finance Bank Ltd. S.Nos.1 & 2:** Door No. 6-4-63, Ground Floor, Dwaraka Arcade, VV Layout, Gangamma Gudi Rd,, Opposite Indian Clinic, Hoskote- 562114,562114-BENGALURU RURAL, KARNATAKA UJJ62602 - **Chellanki Eswararao Mob : 80500 00966, S.No.3 & 4:** Bhoomika Towers, Site No.40, Khata No.295/289/289/30-153/40-159 & 40/159,Arakere Village, Begur Hobli, Ward No.19,561203 - BENGALURU URBAN, KARNATAKA UJJ81131- **Santosh Ganapati Kadam - Mob : 76196 50071**

Terms and Conditions of Auction Sale:

1. The intending bidders should submit their bids/quotation in the prescribed form in closed cover along with his/her ID proof, address proof. **2.** Bids/ quotation not in the prescribed format will not be accepted. The bids/ quotation along with ID proof & address poof shall be submitted **at Ujjivan Small Finance Bank Ltd., above mentioned branches latest by 05.12.2026 from 10:00 a.m. to 4:30 p.m.** Bank has every right to reject or accept the quotation. **3.** The sealed bids /quotation will be opened by the official who presides over the Auction Sale process, in the presence of the available bidders, **from 10:00 a.m to 4:30 p.m on 05.12.2026. 4.** After opening the bids, the intending bidders may be given opportunity, at the discretion of the official who presides over the Auction Sale process, to have intense bidding amongst themselves to enhance the offer price. The incremental amount will be decided by the official who presides over the Auction Sale process, and his/her decision shall be final. **5.** The participating bidder who bids for the highest amount will be declared as successful bidder by the official who presides over the Auction Sale process. **6.** The successful bidder shall deposit complete Sale Price (viz., the price at which he/she bids the gold ornament) within 3 (Three) working days of completion of the auction sale, in Cash (up to permissible limit) or by Demand Draft. In case of default by the successful bidder in depositing the amount of Sale Price in the above manner, the aggregate of amounts deposited by him/her till then shall be forfeited without any notice and the gold ornaments shall be put for re-auction or sale in any other mode as deemed fit by the Bank. In such case the successful bidder shall forfeit all claims in regard to the gold ornaments or to any part of the sum for which it may be sold subsequently. **7.** The successful bidder shall have to get released immediately after payment of complete Sale Price from the Bank the gold ornaments which are bid by him/her, at his/her costs and responsibility. He/she shall also bear the applicable statutory dues/taxes/charges that is required to be paid in order to get the gold ornaments. The successful bidder shall have to execute requisite acknowledgement letter in favour of the Bank. **8.** The official who presides over the Auction Sale process has absolute right to accept or reject any or all of the tender/bid/offer and/or adjourn/postpone/cancel the Auction Sale without assigning any reason, and also to modify any or all terms and conditions of the sale without prior notice. **9.** The sale is subject to confirmation by the Bank. **10.** The gold ornaments are put for sale on **"AS IS WHERE IS CONDITION" and "WHATEVER THERE IS BASIS".**

Date: 27.10.2026 **Sd/- Authorised Officer, Ujjivan Small Finance Bank Ltd**

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