



Grauer & Weil (India) Limited

CHEMICALS | ENGINEERING | PAINTS | LUBRICANTS | REAL ESTATE

Date: 24/07/2025

To,

BSE Limited

Phiroze Jeejeebhoy Towers,

Dalal Street,

Mumbai – 400001

Re : Security Code No. 505710

**Subj.: Submission of newspaper publication under Regulation 47 of SEBI (LODR)
Regulations, 2015**

Dear Sir/Madam,

With reference to the above mentioned subject and Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith Press Release (newspaper advertisement) published in the newspapers viz. "Free Press Journal and Navshakti" on 24th July, 2025 for Intimation of Annual General Meeting, e-voting procedures and dates.

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

Thanking you

Yours faithfully,

Yours faithfully,

FOR GRAUER & WEIL (INDIA) LIMITED

**CHINTAN K. GANDHI
COMPANY SECRETARY**



Regd. Office: Growel Corporate, Akurli Road, Kandivli (E),
Mumbai (Maharashtra) 400 101, India

T +91 22 66993000 **F** +91 22 66993010 **E** hq@growel.com

CIN L74999MH1957PLC010975

www.growel.com

KOTAK MAHINDRA BANK LIMITED
 Registered Office: 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai- 400051, (MH).
 Branch Office: 2nd Floor, Aditya Vihar, 168/16, Kolvery Village, Kurla Kurve Nagar, Behind Hare Krishna Hotel, CST Road, Kalina, Santacruz-East, Mumbai – 400098.

POSSESSION NOTICE (For Immovable Property)
 (As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

WHEREAS, The undersigned being the Authorised Officer of the **Kotak Mahindra Bank Ltd.** a banking company within the meaning of the Banking Regulation Act, 1949 having its Registered Office at 27BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 and branch office at 2nd Floor, Adama Plaza, 166/16, CST Road, Kolvery Village Kunchi Kurve Nagar, Kalina Santacruz(E) Mumbai-400098 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13 (12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 09th day of May, 2025 to 1. **Mr. Ankit Gunvantar Patel (Borrower/Mortgagor), and 2. Ms. Prajakta Prakash Gawkar (Co-Borrower)** having address at: A 703, Om Sai Samarpam Chs, Shivskali Nagar, Navhar Road, Near S. N. College, Bhayander (East), Thane - Maharashtra-401105; and also at: Flat No.201, 2nd Floor, 'A' Wing, 'Om Sai Samarpam Co-Operative Hsg. Soc. Ltd.', Navhar Road, Bhayander (East), Taluka & District Thane, Maharashtra-401105.; to repay total outstanding amount for both loan accounts aggregating to **Rs. 46,65,683.76/- (Rupees Forty Six Lakhs Sixty Five Thousand Six Hundred Eighty Three & Paise Seventy Six Only)** as on **09th May 2025 i.e. (Rs. 42,75,044.16/- (Rupees Forty Two Lakhs Seventy Five Thousand Four Hundred And Paise Sixteen Only))** for Loan Account No. HF39697888 and **Rs. 3,90,639.60/- (Rupees Three Lakhs Ninety Thousand Six Hundred Thirty Nine And Paise Sixty Only))** for Loan Account No. HF39777503 as on **09th May 2025** towards the outstanding amount for Loan Account No. HF39697888 & HF39777503, CRN No. 324392970, together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from **10.05.2025** till it's actual realization "outstanding amount" within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower having failed to repay the amount, notice is hereby given to the Borrower/ Co Borrower and the public in general that the undersigned has taken Constructive Possession of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the SARFAESI Act read with Rule 8 of the above said Rules on this **23rd Day of July of the year 2025.**

The Borrower/ Co Borrower mentioned hereinabove 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 **KOTAK MAHINDRA BANK LIMITED**, having branch address at 2nd Floor, Adama Plaza, 166/16, CST Road, Kolvery Village Kunchi Kurve Nagar, Kalina Santacruz(E) Mumbai-400098 for an having address at: A 703, Om Sai Samarpam Chs, Shivskali Nagar, Navhar Road, Near S. N. College, Bhayander (East), Thane - Maharashtra-401105; and also at: Flat No.201, 2nd Floor, 'A' Wing, 'Om Sai Samarpam Co-Operative Hsg. Soc. Ltd.', Navhar Road, Bhayander (East), Taluka & District Thane, Maharashtra-401105.; to repay total outstanding amount for both loan accounts aggregating to **Rs. 46,65,683.76/- (Rupees Forty Six Lakhs Sixty Five Thousand Six Hundred Eighty Three & Paise Seventy Six Only)** as on **09th May 2025** i.e. (Rs. 42,75,044.16/- (Rupees Forty Two Lakhs Seventy Five Thousand Four Hundred And Paise Sixteen Only)) for Loan Account No. HF39697888 And Rs. 3,90,639.60/- (Rupees Three Lakhs Ninety Thousand Six Hundred Thirty Nine And Paise Sixty Only)) for Loan Account No. HF39777503 as on **09th May 2025** towards the outstanding amount for Loan Account No. HF39697888 & HF39777503, CRN No. 324392970 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest and substitute interest, incidental, costs and charges etc. due from **10.05.2025** till the date of full repayment and/or realization.

The Borrowers Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available, to redeem the secured asset.

DESCRIPTION OF THE IMMOVABLE PROPERTY
 All That Piece And Parcel Of Residential Flat No. 201, On The 2nd Floor, 'A' Wing, In The Building Of The Society Known As, "OM SAI SAMARPAN CO-OPERATIVE HSG. SOC. LTD.", Navhar Road, Bhayander (East), Taluka & District Thane, Maharashtra-401105; is situated in the Land bearing Old Survey No.192, New Survey No.78, Hissa No.14 In The Revenue Village Of Khari, Bhayander East, Taluka & District Thane Within The Jurisdiction of Mira-Bhayander Municipal Corporation.

Sd/-
 Area Measuring about 44.12 Sq. Mtrs. Built Up Area.

Authorised Officer
 (Mrs. Shweta Kamath – Associate Vice President - Legal)
 Kotak Mahindra Bank Ltd.

Date: 23.07.2025
 Place: Mumbai

PUBLIC NOTICE

This is to inform the general public that Original Share Certificate no 27, Distinctive Nos from 131 to 135 of Mrs. Janavi Satish Prabhu and Late Shri Satish Dattaram Prabhu members of Vrindavan Residency Co-op Housing Society Ltd. having address at Gondhalpada,Veshvi Grampanchayat, Behind Taj Alibaug Resort and Spa, Alibag Raigad 402 201 have been lost/ misplaced. The members of the society have applied for Duplicate Share Certificate.

The Society hereby invites claims and objections from claimants/ objector or objectors for issuance of Duplicate Share Certificate within the period of 14 (fourteen) days from the publication of this notice, with copies of such documents and other proofs in support of his/her/ their claims/ objections for issuance of duplicate Share Certificate to the Secretary of Vrindavan Residency Co-op Housing Society Ltd. If no claims/objections are received within the period prescribed above, the Society shall be free to issue duplicate Share Certificate in such manner as is provided under the bye-laws of the Society. The claims/ objections, if any, received by the Society shall be dealt with in the manner provided under the bye-laws of the Society. If any claims/objections are received after 14 days of publication of this notice it will not be considered.

For and on behalf of
 Vrindavan Residency Co-op Hsg Society Ltd
 Sd/-
 (Hon Secretary)

PUBLIC NOTICE

NOTICE is hereby given to public at large that the undersigned Advocate is investigating the title of Sorriso Developers LLP, a Limited Liability Partnership firm registered under the provisions of the Limited Liability Partnership Act, 2008 having its address at Link Komal, CTS No. G/317, Final Plot No. 81/C, TPS II, Village Danda, Linking Road, Santacruz (West), Mumbai-400054 and Sunlight Developers & Realtors LLP, a Limited Liability Partnership firm registered under the provisions of the Limited Liability Partnership Act, 2008 having its address at 308, Landmark, New Link Road, Andheri (West), Mumbai-400053, in respect of its right, title and interest to Unit Nos. A-1501 & B-1501 aggregately admeasuring 7005 sq.ft. Rera carpet area on the 15th Floor of "81 CREST" ("said Units"), more particularly described in the schedule hereunder written. All persons having or claiming any right, title, claim, demand or estate interest in respect of the said Units or to any part thereof or of any part thereof by way of sale, exchange, mortgage, let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are hereby requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 14 days from the date of publication hereof, failing which it shall be presumed that there are no claims and that claims, if any, have been waived off and the undersigned shall proceed to issue a Title Certificate in respect of the same.

SCHEDULE

Unit Nos. A-1501 & B-1501 aggregately admeasuring 7005 sq.ft. Rera carpet area on the 15th Floor of "81 CREST" situated on all that piece and parcel of land aggregate admeasuring 1702.90 square meters, Final Plot No. 81/C, T.P.S. II, corresponding to CTS Nos. G/317 and G/318-B of Revenue Village Danda being, lying and situate at Linking Road, Santacruz (West), Mumbai-400054.

Dated this 23rd Day of July, 2025

Sd/-
Arun Panickar
 Advocate, High Court Chamber No. 2, Masjid Manor, 4th Floor, 16, Homy Modi Street, Near Bombay House, Opp. M&J Services, Fort, Mumbai-400023
 advocatearunpanickar@gmail.com
 9819933241

VISTAAR FINANCE
 Vistaar Financial Services Private Limited
 Regd Office:- Plot No.59&60-23, 22nd Cross, 29th Main, BTM Layout Stage 2, Bengaluru-560076, www.vistaarfinance.com

DEMAND NOTICE
NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

NOTICE is hereby given by **Vistaar Financial Services Pvt Ltd (VFSP)**, that the following borrowers who have availed loan against property from **Vistaar Financial Services Pvt Ltd**, and failed to pay Equated Monthly Instalments (EMIs) of their loan to and that their loan account has been classified as Non-performing Asset as per the guidelines issued by Reserve Bank of India. The Borrowers have provided security of the immovable property towards the loan, the details of which are described herein below. The details of the loan and the amounts outstanding and payable by the borrowers to **Vistaar Financial Services Pvt Ltd**, as on date are also indicated here below. The borrowers as well as the public in general are hereby informed that the undersigned being the Authorized Officer of **Vistaar Financial Services Pvt Ltd**, the secured creditor has initiated action against the following borrowers under the provisions of the Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002 (the SARFAESI Act). If the following borrowers fails to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice along with further interest and other charges if any, the undersigned will exercise any one or more of the powers conferred on the Secured Creditor under sub-section (4) of Section 13 of the SARFAESI Act, including power to take possession of the property and sell the same. The public in general is advised not to deal with property described here below.

Sl. No.	Account No.	Name of Borrower and Co-Borrower	Total Outstanding	Total Loan Outstanding as on
1	0071SBML01829	Kesharchand Hiralal Babel, Vidya Kesharchand Babel	Rs. 33,94,304	17-06-2025
Description of the Secured Assets: All the that Piece and parcel of the property Survey No.70 A, CTS No. 1419, Final Plot No. 1197, Part Municipal Mikat No. W05001144, Shirnamur, TAL Shirnamur, Dist-Ahmednagar-413709, Extent Area of 539.02 Sq.Ft. Bounded on: East: Gondhnavi Railway Under Ground Nagarpalika Road, West: Shopping Center Staircase, North: Me. Gujrani Kirona Shop Unit No.28, South: Shopping Center Unit 1B, Me. Sudarshan Sweets Shop				
2	0180SBML02669	1. Mr/Mrs Imran Mahmadhanif Bagwan 2. Mr/Mrs. Nasrin Imran Bagwan	Rs. 22,78,889/-	29-05-2025
Description of the Secured Assets: All that piece and parcel of the property belonging to Imran Mahmadhanif Bagwan, CTS No.3561, Barshi (Tq), Solapur (Dist), Maharashtra-413401. North by: Lank of CTS No.3566/B, South by: Bol and CTS No.3561/A, East by: Land of CTS No.3560, West by: Land of CTS No.3566/B.				
3	0180SBML01595	1. Mr/Mrs.Shafik Chandasheeb Basade, 2. Mr/Mrs Babi Shafik Basade	Rs. 22,82,041.87	28-06-2025
Description of the Secured Assets: All the piece and parcel of the Immovable Property Gat No.919/1 Part Plot No.4, Southern Side Part, adme.165 Sq.mts, In Solapur Registration District, Barshi Sub Registration District, Barshi Taluk, In Barshi Survey Ward 919/1, Gat No.4 Paranda Road Barshi Dis, Solapur, Bounded on: East by: Plot No.5, South by: Plot No.8 & 9, West by: Road, North by: Part of Plot No.4				

Date: 24-07-2025
 Place: Maharashtra

Sd/- Authorized Officer
 Vistaar Financial Services Private Limited

NIDO HOME FINANCE LIMITED

(hereinafter referred to as Nido) (formerly known as Edelweiss Housing Finance Limited),
 Registered Office Situated At Tower 3, 5th Floor, Wing B, Kohnoor City Mall, Kohnoor City, Kirol Road, Kurla (W), Mumbai – 400070.

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002
 Notice is hereby given that the following borrower/s have defaulted in the repayment of principal & interest of the loan facilities obtained by them from the Nido and the said loan account/s have been classified as Non-Performing Assets (NPA). The Demand notice was issued to them under Section 13(2) of The Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002(SARFAESI Act) on their last known address. In addition to said demand notice, they have been informed by way of this public notice.

Details of the Borrowers, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under:
1. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Account:-
RAJENDRA J BHANUSHALI BORROWER, & CHAGBAI JIVRAM BHADRA (CO BORROWER) & JIVRAM KHIMJI BHADRA (CO BORROWER) & KANAIYALAL JIVRAM BHADRA (CO BORROWER) A/102 Thakkar Avenue Chs Ltd, Sector Villah Road, Rawal Pada Dahisar East Mumbai Pin Code - 400088
LAN NO: LKOH0HL0000090686 & LKOH0TU0000090685 Loan Agreement Date: 31-10-2021 & 31-10-2021
Loan Amount: Rs.89,00,000/- (Rupees Eighty Nine Lakhs Only) & **Rs.3,00,000/-** (Rupees Three Lakh Only)
NPA DATE: 05-07-2025. **Demand Notice Date:** 11-07-2025
Amount Due In Rs.86,40,449.42/- (Rupees Eighty Six Lakhs Four Thousand Four Hundred Forty Nine & Forty Two Paise Only) & **Rs.28,86,854.42/-** (Rupees Two Lakhs Ninety Eight Thousand Eight Hundred Fifty Four and Forty Two Paise Only) due and payable as on 10-07-25

SCHEDULE OF THE PROPERTY:- All That Premises Of Flat No-903, 9th Floor, Sub-Wing C3, Sheth Midori, C Wing Co-Operative Housing Society Limited-Hanuman Tekdi,Ashokvan,Dahisar (E), Mumbai 400068 Admeasuring 506 Sq.Ft Carpet With 1 Car Parking Space No-B-1-021 On The Land Bearing C.T.S No-2400e,2400E/1 At Village/Dahisar , Taluka-Borivali In The Registration District And Sub-District Of Mumbai City And Mumbai Suburban.

2. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Account:-
MOHD IFTIKHAR HASHM KHAN (BORROWER) & ARSHI IFTIKHAR KHAN (CO BORROWER) Flat 401, 4th Floor, A Wing, Asmita Orchid III Chs Ltd, Asmita Enclave, Narayan L Patil Marg, Mira Road E , N H School Rd, Thane-401107
LAN NO: LMUMLA0P000004968 Loan Agreement Date: 12-03-2014
Loan Amount: Rs.28,36,113/- (Rupees Twenty Eight Lakhs Thirty Six Thousand One Hundred Thirteen Only)
NPA DATE: 05-07-2025. **Demand Notice Date:** 11-07-2025
Amount Due in Rs.32,56,103/- (Rupees Thirty Two Lakhs Fifty Six Thousand One Hundred Three Only) due and payable as on 10-07-25

SCHEDULE OF THE PROPERTY:- All That Premises Of Flat No 401,On 4th Floor In A Wing In The Building Of Asmita Orchid III CHS Ltd. Situate At Asmita Enclave, Narayan L Patil Marg, Mira Road E Thane 401107.
 You the above Borrower/s are therefore called upon to make payment of the outstanding dues as mentioned hereinabove in full Within 60 Days of this Notice failing which the undersigned shall be constrained to take action under the SARFAESI act to enforce the above mentioned securities. Please note that as per Section 13(13) of the said Act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Place: MUMBAI Sd/-Authorized Officer
 Date: 24.07.2025 FOR Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited)

GRAUER & WEIL (INDIA) LIMITED
 Since 1957
 Regd. Office : Growel Corporate, Akurli Road, Kandivli – East, Mumbai – 400101.
 Tel.: 022-66993000, Fax : 022 – 66993010, email : secretarial@growel.com
 Website : www.growel.com, CIN No. L74999MH1957PLC010975

NOTICE OF ANNUAL GENERAL MEETING, E-VOTING AND BOOK CLOSURE

NOTICE is hereby given that the 6th Annual General Meeting (AGM) of the Members of the Company will be held on Wednesday, August 13, 2025 at 3.30 pm via Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM"), without the physical presence of the Members, to consider the matters, as set out in the Notice of AGM, which together with the Annual Report for the Financial Year ended March 31, 2025 has been sent to all the shareholders, whose email id's are registered with the Company / Registrar and Transfer Agent (RTA) / Depository Participant(s) in accordance with the various circulars issued by Ministry of Corporate Affairs (MCA) and Securities and Exchange Board of India (SEBI) from time to time. Members who have not registered their e-mail address, a letter containing web-link of the website where details pertaining to the entire Annual Report is hosted has been sent at the address registered in the records of RTA / Company / Depositories. The date of completion of sending Notice of AGM is July 22, 2025.

The Notice and the Annual Report is also available on the Company's website at www.growel.com, and on the website of the Stock Exchange i.e. BSE Limited at www.bseindia.com and on the website of CDSL at www.evotingindia.com respectively.

Members holding Shares in physical form may register their email address with the RTA of the Company and if, shares are held in dematerialised form, this information should be passed on directly to their respective Depository Participants.

In compliance to the provisions of section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of SEBI (Listing Regulation and Disclosure Requirements) Regulations, 2015 and circulars issued by MCA and SEBI, Company is providing the facility of Remote e-voting by electronic means through e-voting platform provided by Central Depository Service (India) Ltd. (CDSL) to all the members, to enable them to cast their vote electronically and to participate in AGM through the VC/OAVM.

Any person, who acquires the shares of Company and becomes a member after dispatch of the Notice but before the cut-off date for voting i.e. Wednesday, August 06, 2025, shall be entitled to avail the facility of remote e-voting / voting at the AGM.

E – Voting period will commence from Sunday, August 10, 2025 at 10.00 am and will end on Tuesday, August 12, 2025 at 5.00 pm. The e-voting module shall be disabled by CDSL for voting thereafter and Members will not be allowed to vote electronically beyond the said date and time. M/s GMJ & Associates, firm of practicing Company Secretaries has been appointed as scrutinizer for e-voting process and voting at AGM.

The instruction for joining the AGM and detailed procedure for remote e-voting / e-voting at AGM are provided in the AGM Notice. Further in case of any queries relating to e - voting, kindly refer FAQ or user manual for shareholders available at the 'help' section of <http://www.evotingindia.com> or send mail to helpdesk.evoting@cdsindia.com

Member may participate in the AGM even after exercising his right to vote through remote e-voting but shall not be allowed to vote again at the AGM.

Book closure:
 Pursuant to Section 91 of the Companies Act, 2013 and Rules frame thereunder, the Registrar of Members and Share Transfer Books of the Company will remain closed from August 07, 2025 to August 13, 2025 (both days inclusive) for Purpose of 6th AGM and payment of Dividend, if approved by Members, for the financial year 2024-25.

For Grauer & Weil (India) Ltd.
 Sd/-
 CHINTAN K. GANDHI
 COMPANY SECRETARY

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited)
 Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohnoor City Mall, Kohnoor City, Kirol Road, Kurla (West), Mumbai – 400 070.

POSSESSION NOTICE UNDER RULE 8(1) OF THE SARFAESI ACT, 2002
 Whereas the Undersigned being the Authorized Officer of **Nido Home Finance Limited** (formerly known as **Edelweiss Housing Finance Limited**) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Ordinance, 2002 (order 3 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 Notices to the Borrower/s as detailed hereunder, calling upon the respective Borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the receipt of the same. The said Borrowers/Co borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Co borrowers and the public in general that the undersigned has taken Constructive possession of the property described hereunder in exercise of powers conferred on him under Section 13(4) of the said Act /w Rule 8 of the said Rules in the dates mentioned along with the Borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Nido Home Finance Limited** (formerly known as **Edelweiss Housing Finance Limited**). For the amount specified therein with future interest, costs and charges from the respective dates.

Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:
1. Name And Address Of The Borrower, Co Borrower Guarantor Loan Account No. And Loan Amount:-
MARUTI YASHWANT VARANKAR (BORROWER) MADHURI MARUTI VARANKAR (CO-BORROWER) A Room No 4 Nandlur R Dube Chawl Dube Compound Kajupada Borivali East Pin Code - 400066.
LAN NO. LANDCP0000060794 Loan Agreement Date: 10.10.2018
Loan Amount: Rs. 43,75,000/- (Rupees Forty Three Lacs Seventy Three Thousand Only)

Demand Notice Date:- 09.05.2025 **NPA DATE:** 07.05.2025
Amount Due In Rs. 45,34,974.53/- (Rupees Forty Five Lakhs Thirty Four Thousand Nine Hundred Seventy Four and Fifty Three Paise Only) due and payable as on 09-05-25 together with further interest from 10.05.2025

Symbolic Possession Date: 23.07.2025
SCHEDULE OF THE PROPERTY:- All that piece and parcel, Shop No 2 Ground Floor, A Wing, Building No 5, Bindra Classic Plot no 17-24, Sher E Punjab Co-operative Housing Society Ltd, Off Mahakali Caves Road, Andheri East, Mumbai-400093. Admeasuring area 143 Sq Ft. built-up, on C.T.S. No368/300, Taluka-Mogra, and Taluka Andheri.

2. Name And Address Of The Borrower, Co Borrower Guarantor Loan Account No. And Loan Amount:-
SANDEEP PANDURANG KHAMBE (BORROWER) NISHA SANDEEP KHAMBE (CO-BORROWER) Flat No. 206, 2nd Floor, B-Wing, Padoli Building Abhishek Florida Hagar Nagar, Karjat, Nera- 410101
LAN NO. LKYN5TH0000087339 Loan Agreement Date: 23rd March 2024
Loan Amount: Rs.16,50,800/- (Rupees Sixteen Lakhs Fifty Thousand Eight Hundred Only)

Demand Notice Date:- 09.05.2025 **NPA DATE:** 07.05.2025
Amount Due In Rs.14,62,609.12/- (Rupees Fourteen Lakhs Sixty Two Thousand Six Hundred Nine and Twelve Paise Only) due and payable as on 09-05-25 together with further interest from 10.05.2025

Symbolic Possession Date: 23.07.2025
SCHEDULE OF THE PROPERTY:- All that piece and parcel of Flat bearing No.404, on 4th Floor, in the building named "Shree Poop" admeasuring Carpet area 22.98 Sq.meters, exclusive balcony 4.95 Sq.mtrs. plus 1.29 cup board area, property bearing survey no.29/41, Plot No.1, area admeasuring about 500 Sq.mtrs & Survey No.29/41/2, Plot No.2 area admeasuring about 350 Sq.mtrs lying and being at revenue village Bopole, Taluka Karjat District Raigad.

Place: Mumbai Sd/- Authorized Officer
 Date: 24.07.2025 FOR Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited)

TYGER HOME FINANCE
 Tyger Home Finance Private Limited
 Registered Office : Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India
 Corporate Office : One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051. Maharashtra, India.
 CIN: U65999GJ2017PTC098960, Website : www.tygerhomefinance.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Tyger Home Finance Pvt Ltd. (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to 'THFPL') under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrower/s, in the following loan accounts right to sale on 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' and 'Whatever Is There Is Basis', The sale will be done by the undersigned through website: <https://Tygerhome.procure247.com/> Particulars of which are given Under:

Sr. No.	Borrower(s) / Co-Borrower (s) / Guarantor(s) Loan Agreement No	Description of Immovable property	Demand Notice Date	Reserve Price (RP)
			Outstanding Amount (Secured debt)	EMD Bid Increase Amount
1	8020HL001019972 / Ronit Ramesh Dhamankar / Rupali Ramesh Dhamankar	All That Peace and Parcel of Flat no. 303/A, on 3rd Floor, admeasuring 309.47 sq.ft Carpet Area in the building no 03, Building Type B, complex known as "Shalligram Township", constructed on land bearing Survey no. 137 admeasuring 7930 sq. meters, lying being and situated at village Padaghe, Taluka & District Palghar. Which IS bounded as: East- Wing B West- Under Construction Building North- Internal Road South- Open Plot	14-Nov-24 Rs.810148/- As On Date 14-Nov-24	Rs.900000/- Rs.90000/- Rs.1000/-
2	8020HL001046670 / Veeru Kankappa Chawadi / Mamatha Veeru Chawadi	All that peace and parcel of Flat No. 305 admeasuring 424 Square Feet Carpet area on 3rd Floor in Wing B in building known as Shankar Heights Phase II in Shankar Heights Phase 2 Co-operative Housing society limited constructed on land bearing Survey No. 5 Hissa No. 7 bearing CTS No. 314 Plot No. C & D lying being and situated at Village Kohj Khuntavali Taluka - Ambarnath & District Thane Which IS bounded as: East- Open Plot West- Access Road/ Garden North- Patel Prestige South- Phase 3 and 4 Shankar Heights	14-May-24 Rs.2276722/- As On Date 14-May-24	Rs.1700000/- Rs.170000/- Rs.1000/-
3	8060HL001119984 / Shahid Ansari / Rukhsar Parween Ansari	All that peace and Parcel of Block No. 402, area admeasuring 551 Sq. ft Carpet area on the 4th Floor in Building known as Balaji NX, Constructed on land bearing Survey No. 166/12 area admeasuring 283 Sq. meters lying and situated at Village Mamdapur, Taluka Karjat District Raigad Which IS bounded as: East- Open Plot West- Open Plot North- Internal Road South- Open Plot	12-Dec-24 Rs.2392652/- As On Date 12-Dec-24	Rs.2050000/- Rs.205000/- Rs.1000/-

EMD Submission Account details (10% of RP) NEFT / RTGS
A/c No.: ADANIC100EMDCAP001, Bank Name: ICICI Bank Ltd
Name of Beneficiary: Adani Capital Private Limited, IFSC Code: ICIC00001006
Date/ Time of e-Auction: 28-Aug-25, 11.00 AM TO 4.00 PM
Authorised Office: Ajay Kumar - 9619661491 / Gauresh Manjrekar - 9870586490

TERM TERMS & CONDITIONS:
The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
1. Inspection at Site on 29-07-2025 & 13-08-2025
2. Online Bid (EMD) / Offer start on 24-Jul-25 and end on 26-Aug-25 before 5:30 Pm
 To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the AHFPL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
 4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
 5. The interested bidders shall submit their EMD through Web Portal: <https://Tygerhome.procure247.com/> (the user ID & Password can be obtained free of cost by registering name with <https://Tygerhome.procure247.com/>) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above.
 6. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://Tygerhome.procure247.com/>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s i-Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380 009, Gujarat, India E-mail ID : Karan@procure247.com, Rajesh@procure247.com, Tapen@procure247.com, Support Helpline Numbers : [9349101863](tel:9349101863) [8549101863](tel:8549101863) [7016716557](tel:7016716557). Enquiries : Helpdesk@procure247.com, and for any property related query may contact **Authorised Officer: Ajay Kumar - 9619661491 e-mail ID:ajay.kumar2@tyger.in / Gauresh Manjrekar - 9870586490, e-mail ID: gauresh.manjrekar@tyger.in** during the working hours from Monday to Saturday.
 7. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and the required documents (mentioned in Point No.4)] on/ before 26-Aug-25 up to 5:30 pm and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) and/or approval of the Authorised Officer.
 8. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the Bid Increase Amount (mentioned above) or its multiple and in case bid

