

SITA ENTERPRISES LIMITED

Date: 20th August 2026

To
The Chief General Manager
Listing Operation,
BSE Limited,
20th Floor, P. J. Towers,
Dalal Street,
Mumbai – 400 001.

BSE Scrip code: 512589

Dear Sir / Madam,

Subject: Newspaper Advertisement – AGM Notice, Book Closure and E-voting Information.

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with applicable circulars issued by the Ministry of Corporate Affairs and the Securities and Exchange Board of India, please find enclosed herewith copies of the newspaper advertisements published in Active Times (English) and Mumbai Lakshadeep (Marathi) on 20th August 2026.

The advertisements pertain to the Notice of the Annual General Meeting (“AGM”) of the Company scheduled to be held on Friday, 11th September 2026 at 11:30 A.M. (IST) through Video Conferencing (“VC”)/Other Audio-Visual Means (“OAVM”), along with details regarding book closure and e-voting, in compliance with the applicable provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Kindly take the same on your record.

Thanking you,
Yours faithfully,
For Sita Enterprises Limited

Harsh Jitendra Gandhi
Executive Director & CFO
DIN 10910559



Registered Office: Office No. L019, Express Zone Mall, A Wing, Western Express Highway, Goregaon (East), Mumbai, Maharashtra - 400063.
Mobile: +91 9987256627 | Email Id: compliance@sitaenterprises.com | www.sitaenterprises.com
CIN: L45202MH1982PLC026737

नोटिसी

पत्ता-प्लॉट नं. ४२७ सेनापती बापट मार्ग, माहिम (प) मुंबई-१९ या संस्थेचे सभासद असलेल्या वा संस्थेच्या सभासतीत सदसिका क्रमांक: C-64 6th Floor धारण करणारे बाबुलाल आर. नाई यांचे निधन झाले. त्यांनी नामनिर्देशन केलेले नाही. संस्था वा नोटीसीद्वारे संस्थेच्या भांडवलगत, मालमत्ता असलेले मयत सभासदाचे भाग व हितसंबंध हस्तांतरीत करण्यासंबंधी मयत सभासदांचे वास्तदार किंवा अन्य मागणीदार/ हक्कदार यांच्या कडून हक्क मागण्या/ हक्कती मागवण्यात येत आहे ही नोटीस प्रसिध्द झाल्याच्या तारखेपासून १५ दिवसात त्यांनी आपल्या मागण्यांचा व हक्कतीच्या पुष्ट्यार्थ आवश्यक त्या कागदपत्रांच्या प्रती व अन्य पुरावे सादर करावेत जर वर नमूद केलेल्या मुदतीत कोणीही व्यवहारीकडून हक्क मागण्या किंवा हक्कती सादर झाल्या नाहीत तर मयत सभासदांचे संस्थेच्या भांडवलीगत/ मालमतेतील भाग व हितसंबंध यांच्या हस्तांतरणाबाबत संस्थेच्या उपविधीनुसार कार्यवाही करण्याची संस्थेला मोकळीक राहिल. जर अशा कोणत्याही हक्क मागण्या/ हक्कती आल्या तर त्याबाबत संस्थेच्या उपविधीनुसार कार्यवाही करण्यात येईल नोटी व उपविधीची एक प्रत मागणीदारास/ हक्कदारास पाहण्यासाठी संस्थेच्या कार्यालयात संचिव यांच्याकडे सायंकाळी ६ ते ८ वाजेपर्यंत नेतेस दिल्याच्या तारखे पासून नोटीसीची मुदत संपण्याच्या तारखेपर्यंत उपलब्ध राहील. माहिम उन्ती को. ऑफ. हो. सौसायटी मर्यादित यांच्या करिता आणि वतीने सदरी/- संचिव दिनांक: मुंबई दिनांक- १९/८/२०२६

PUBLIC NOTICE

INVITING CLAIMS/ OBJECTIONS

Notice is hereby given that Late Mr. Vrajlal Chhotalal Bhayani and Late Mrs. Suvarna Vrajlal Bhayani, members in respect of Flat No. 21 of Parle Nandavan Co-operative Housing Society Ltd., Registration No. BOM/HSG-1667 dated 11-11-1968, situated at 6, Ansari Road, Vile Parle (West), Mumbai – 400056, expired on 07/01/2012 and 03/09/2025, respectively. The Society records in respect of the said Flat presently stand in the name of Late Mrs. Suvarna Vrajlal Bhayani. The legal heirs of the deceased are Mr. Milan Vrajlal Bhayani (Son) and Mrs. Shobhana Talati (Daughter). Mrs. Shobhana Talati, under a duly registered Deed of Release, has released and relinquished her entire share, right, title and interest in respect of the said Flat No. 21 and the corresponding shares and interest in the Society in favour of Mr. Milan Vrajlal Bhayani. Accordingly, Mr. Milan Vrajlal Bhayani has applied to the Society for membership and for transmission/transfer in his favour of the shares, rights, title and interest of the deceased member(s) in respect of the said Flat No. 21. The Society hereby invites claims or objections from any legal heir, legal representative, claimant or any other person claiming any right, title or interest in the said Flat No. 21 and/or in the shares and interest of the deceased member(s) in the capital/property of the Society. Any person having any such claim or objection shall submit the same in writing, together with copies of documentary evidence in support thereof, within 15 (fifteen) days from the date of publication of this notice, to the Secretary of the Society at the above-mentioned address. If no claim or objection is received within the aforesaid period, the Society shall proceed with the application of Mr. Milan Vrajlal Bhayani for transmission/transfer of the shares, rights, title and interest of the deceased member(s) in respect of the said Flat No. 21 in his favour, on the basis of the documents submitted to the Society and in accordance with the applicable provisions of the Maharashtra Co-operative Societies Act, 1960, Maharashtra Co-operative Societies Rules, 1961, as amended from time to time, and the registered bye-laws of the Society, without further reference to any person. For and on behalf of Parle Nandavan Co-operative Housing Society Ltd. Sd/- Hon. Secretary Place: Mumbai Date: 20-08-2026

PUBLIC NOTICE

Notice is hereby given that on behalf of Mrs. Kumari Bhaskar Naik. This is to inform that Mrs. Kumari Bhaskar Naik is the absolute owner of Premises No. 402, on the 4th Floor, adm. 580 sq. ft. Built-up area, in the building known as "Orchid - 6" in the complex known as "Highland Residency – The Garden", and Society known as Highland Residency Co-op. Hsg. Soc. Ltd., all that piece or parcel land bearing New Survey No. 82/5/B, 86/5/B, 86/5/12, 79/1, 79/2A, 86/5/3, 86/5/4, 86/5/13, 79/3, 82/2, 82/4, 86/1, 86/2, 86/3 & 86/4A, lying & being situate at New Village Dhokali. (Old Village Balkum), Taluka & District, Thane. (Hereinafter referred to as "said Property"). Mr. Bhaskar Laxman Naik had acquired the said Flat from Mrs. Siddhi Real Estate Developers, a Partnership Firm vide Registered Agreement for Sale dated 14.05.2002 which was duly registered at the office of Sub-Registrar Thane-5 at Document No. TNN-5-2280-2002. That Mr. Bhaskar Laxman Naik died intestate on 09.02.2025, leaving behind his surviving legal heirs, namely:- Mrs. Kumari Bhaskar Naik (Widow), Mr. Rohit Bhaskar Naik (Son) and Mrs. Deepthi Deepak Bhatt (Daughter). That thereafter, vide Registered Release Deed dated 19.05.2025, bearing Registration No. TNN-2-14868-2025, executed by Mr. Rohit Bhaskar Naik (Son) and Mrs. Deepthi Deepak Bhatt (Daughter), they released, relinquished, and surrendered all their rights, title and interest in respect of the said Property in favour of Mrs. Kumari Bhaskar Naik, thereby making her the absolute and exclusive owner thereof. All persons, having any right, title, interest, benefit, claim, or demand, of any nature in or to the Subject Property, or any part/s thereof, by way of sale, exchange, gift, lease, tenancy, license, mortgage, charge, lien, trust, inheritance, bequest, easement, possession, cultivation, occupation, maintenance, memorandum of understanding, development rights, agreement to sell or otherwise howsoever, are required to make the same known in writing, together with documentary proof in support thereof, to the undersigned, at P.O. No. Adv. Uday Boricha, Flat no. 1602, on the 16th Floor, Ashirwad CHS, Near Excellent Tower, Siddharth Nagar, Mulund West, Mumbai – 400080, Contact No. :- 9022330920, within 14 (Fourteen) days of the date hereof, otherwise it shall be deemed that all such persons have surrendered and abandoned all their claims, rights, interest and title of any and all nature in the Subject Property and are left with no claim, right, title or interest of any nature in the Subject Properties Dated this 20th August, 2026 V. PATKE & CO., ADVOCATES, Unit No. 609, 6th Floor, Omega IT Park, Near ESIC Hospital, Road No.16, Wagale Industrial Estate, Thane (West) –400064.

NOTICE

Notice is hereby given that the undermentioned share certificate(s) of State Bank of India (SBI), having its Corporate Centre , 14th floor, State Bank Bhavan, Madame Cama Road, Mumbai - 400021, has/have been lost or misplaced

Name of the shareholder	Folio No.(s)	Certificate No.(s)	Distinctive No.(s)	Number of share
PRAMOD GANAPA KANCHAN	05068463	220244	7457283681-7457284180	500

The general public and all concerned are hereby cautioned against purchasing, dealing, or otherwise transferring/transacting in any way with the original share certificate(s). Any person(s) who has/have any claim or objection in respect of the said shares should lodge the same in writing with SBI's Registrar and Transfer Agent (RTA), KFin Technologies Ltd (Unit: State Bank of India), at Selenium Tower B, Plot 31 & 32, Financial District, Nanakramguda, Hyderabad,Telangana,500032 within 15days from the publication of this notice, failing which the Bank/RTA will proceed to issue duplicate share certificate(s) in lieu of the lost original ones. NAME: Pramod Ganapa Kanchan Place: Mumbai Date: 20.08.2026

SILVERLINE TECHNOLOGIES LIMITED

CIN: L46209MH1992PLC066360

Registered Office: Office No. 304, 3rd Floor, Shubham Premises Co Operative Society Limited, Chakala, Andheri East Mumbai, Maharashtra, India | Email: companysecretaries03@gmail.com Website: www.silverlinetechologies.in | Mobile: 9173034725

EXTRACT OF THE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2026

In Compliance with Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("SEBI Listing Regulations"), the Board of the Directors of Silverline Technologies Limited at their meeting held on Tuesday, 18th August, 2026 approved the Unaudited Standalone & Consolidated Financial Results of the Company for the Quarter ended 30th June, 2026. The Financial Results along with Limited Review Report issued by M/S Sarang Shivajirao Chavan & Associates, Chartered Accountants, Statutory Auditors of the Company are available on the website of the stock exchange i.e. BSE Limited www.bseindia.com and also on the website of the Company www.silverlinetechologies.in. In Compliance with Regulation 47, of the SEBI Listing Regulations we hereby notify that the same can also be accessed by scanning the below Quick Response (QR). Code.



By Order of the Board of Directors
Silverline Technologies Limited Sd/ Yakinkumar Bansilal Joshi Managing Director & CFO DIN: 10745009

Date : August 18, 2026
Place: Mumbai

DCB Bank Limited.

Registered Office:- 6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013

DCB BANK

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You the below mentioned borrower(s), co-borrower(s) have availed loan/s facility(ies) from DCB Bank Limited by mortgaging your immovable properties (securities). Consequent to your defaults your loans were classified as non-performing assets. DCB Bank Limited For the recovery of the outstanding dues, issued demand notice under Section 13(2) of The Securitization And Reconstruction Of Financial Asset And Enforcement Of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per Section 13(2) of the Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002 and as by way of service upon you. Details of the borrowers, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under Section 13(2) and amount claimed there under are given as under:

Sr. No.	LOAN A/C. NO.	BORROWER, CO-BORROWER, MORTGAGORS & GUARANTORS NAME	Demand Notice Date	Demand Notice Amount
1	DRCPANE00451470	1. LATE. MR. SATYENDRA JAGDISH SINGH THROUGH HIS KNOWN AND UNKNOWN LEGAL HEIRS 2. MRS. POONAM SINGH (CO-BORROWER) AND ALSO AS SURVIVING LEGAL HEIR OF LATE. MR. SATYENDRA JAGDISH SINGH 3. M/S. HI CITY SERVICE, THROUGH ITS LEGAL REPRESENTATIVE	24-07-2026	Rs. 53,15,942.38/-

PROPERTY-1

ALL THE PIECE AND PARCEL OF PROPERTY BEARING SHOP/UNIT NO. 99 ADMEASURING 71 SQ. FT. CARPET AREA EQUIVALENT TO 7.92 SQ. MTRS. ON THE GROUND FLOOR IN WING "D" IN THE BUILDING KNOWN AS "ELCO ARCADE", OF ELCO COMMERCIAL CO-OPERATIVE SOCIETY (PROPOSED), ON THE PLOT OF LAND BEARING C.T.S. NOS. F-1070 TO 1074 OF REVENUE VILLAGE AND CITY SURVEY BANDRA F, TALUKA AND REGISTRATION SUB-DISTRICT ANDHERI, DISTRICT AND REGISTRATION DISTRICT MUMBAI AND BEING ORIGINAL PLOT NO. 92, FINAL PLOT NO. 84, TOWN PLANNING SCHEME IV, BANDRA, SITUATED AT HILL ROAD, BANDRA WEST, MUMBAI-400050, MAHARASHTRA. (The Secured Assets)

PROPERTY-2

ALL THE PIECE AND PARCEL OF PROPERTY BEARING SHOP/UNIT NO. 100 ADMEASURING 91 SQ. FT. CARPET AREA EQUIVALENT TO 10.14 SQ. MTRS. ON THE GROUND FLOOR IN WING "D" IN THE BUILDING KNOWN AS "ELCO ARCADE", OF ELCO COMMERCIAL CO-OPERATIVE SOCIETY (PROPOSED) ON THE PLOT OF LAND BEARING C.T.S. NOS. F-1070 TO 1074 OF REVENUE VILLAGE AND CITY SURVEY BANDRA F, TALUKA AND REGISTRATION SUB-DISTRICT ANDHERI, DISTRICT AND REGISTRATION DISTRICT MUMBAI AND BEING ORIGINAL PLOT NO. 92, FINAL PLOT NO. 84, TOWN PLANNING SCHEME IV, BANDRA, SITUATED AT HILL ROAD, BANDRA WEST, MUMBAI-400050, MAHARASHTRA. (The Secured Assets)

2	DRBLKAU00634379	MRS. QUMER BEGAM AND MR. SHARUKH AMEER SHAIK	29-07-2026	Rs.13,75,862/-
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You the borrower/s and co-borrowers/guarantors are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. 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/Raigad Date : 20/08/2026

For DCB Bank Ltd. Authorised Officer

SITA ENTERPRISES LIMITED

Registered Office: Office No. L019, Express Zone Mall, A Wing, Western Express Highway, Goregaon East, Mumbai, Goregaon East, Maharashtra, India, 400063. CIN: L45202MH1982PLC026737 Mobile: +91 9987256627 | E-mail: sitaenterpriselimtd@gmail.com | Website: www.sitaenterprises.com

NOTICE OF THE 43RD ANNUAL GENERAL MEETING, REMOTE E-VOTING INFORMATION AND BOOK CLOSURE

NOTICE IS HEREBY GIVEN THAT the Forty-Third (43rd) Annual General Meeting ("AGM") of the Members of Sita Enterprises Limited ("the Company") will be held on Friday, 11th September 2026 at 11:30 A.M. (IST) through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM"), without the physical presence of the Members at a common venue, in compliance with the applicable provisions of the Companies Act, 2013 ("the Act") read with the rules made thereunder, applicable circulars issued by the Ministry of Corporate Affairs ("MCA"), including General Circular No. 03/2025 dated September 22, 2025 and other relevant circulars, and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), and circulars issued by the Securities and Exchange Board of India ("SEBI"), to transact the business as set out in the Notice convening the AGM. The Notice of the 43rd AGM together with the Annual Report for the Financial Year 2025-26 has been sent on 19th August 2026 to all the Members whose e-mail addresses are registered with the Company / Registrar and Share Transfer Agent ("RTA") Depository Participants, in accordance with the aforesaid MCA and SEBI Circulars. Further, in accordance with Regulation 36(1)(b) of the SEBI Listing Regulations, a letter containing the web-link for accessing the Annual Report along with the Notice of the AGM has been dispatched to those Members who have not registered their e-mail addresses with the Company or their respective Depository Participants. The Notice of the 43rd AGM and the Annual Report for the Financial Year 2025-26 are also available on the Company's website at www.sitaenterprises.com, on the websites of the Stock Exchanges, namely BSE Limited at www.bseindia.com and on the website of the Company's Registrar and Share Transfer Agent, MUFG Intime India Pvt. Ltd. at www.in.mpmu.mufg.com. The Company is providing its Members the facility to exercise their right to vote on the resolutions proposed to be transacted at the AGM through remote e-voting as well as e-voting during the AGM. Members are informed that:

- The remote e-voting period commences on Monday 07th September 2026 at 9:00 a.m. and ends on Thursday 10th September 2026 at 5:00 p.m. The remote e-voting module shall be disabled by NSDL for voting thereafter.
- The Members, whose names appear in the Register of Members / Beneficial Owners as on the record date (cut-off date) i.e., Friday 04th September 2026, may cast their vote electronically.
- Members who have cast their votes through remote e-voting prior to the AGM may attend the AGM through VC/ OAVM but shall not be entitled to vote again during the AGM.
- Members who have not cast their vote through remote e-voting and who participate in the AGM through VC/ OAVM shall be eligible to vote through the e-voting facility available during the AGM.
- The procedure for attending the AGM through VC/OAVM and the manner of remote e-voting/e-voting during the AGM are provided in the Notice of the AGM.
- Members holding shares in electronic form who have not registered their e-mail addresses are requested to register/update the same with their respective Depository Participants. Members holding shares in physical form are requested to register/update their e-mail addresses with the Company's Registrar and Share Transfer Agent, MUFG Intime India Pvt. Ltd. by submitting the prescribed forms together with the requisite documents.
- The Register of Members and Share Transfer Books of the Company shall remain closed from Saturday 05th September 2026 to Friday 11th September 2026 (both days inclusive) for the purpose of the AGM and payment of dividend, if declared at the AGM.
- The voting rights of Members shall be in proportion to the equity shares held by them in the paid-up equity share capital of the Company as on the cut-off date. Members attending the AGM through VC/OAVM shall be reckoned for the purpose of quorum in accordance with Section 103 of the Companies Act, 2013.
- In case of any queries relating to the AGM or remote e-voting/e-voting, Members may refer to the detailed instructions contained in the Notice of the AGM or write an email to the Company's Registrar and Share Transfer Agent, MUFG Intime India Pvt. Ltd. at prematharv.manchai@in.mpmu.mufg.com.

By Order of the Board of Directors
For Sita Enterprises Limited
Mr. Harsh Jitendra Gandhi
Executive Director & Chief Financial Officer
DIN: 10910599

PUBLIC NOTICE

Late Shri Harjit Singh Attar Singh Dawer, member of The Discovery Co-operative Housing Society Ltd., Datta Pada Road, Borivali (East), Mumbai – 400066, holding Shop No. 30 in the building of the Society and Share Certificate No. 320, bearing Distinctive Nos. 1741 to 1750, expired intestate on 18.08.2025. His only surviving legal heirs are (1) Mr. Pritpal Singh Harjit Singh Dawer – (Son), (2) Mrs. Jagjeet Kaur Neeru Singh – (Daughter) and (3) Mrs. Harprit Kaur – (Daughter). The said daughters have released their respective inherited shares in favour of Mr. Pritpal Singh Harjit Singh Dawer under a Deed of Release dated 21.07.2026. Claims and objections, if any, are invited by the said Society against the proposed transmission of the said Shop and shares in favour of Mr. Pritpal Singh Harjit Singh Dawer. The same should be lodged either with the Hon. Secretary of the said Society or at the office of Adv. Anuj Dixit, Dixit Niwas, 1st Floor, Opp. Woodland Theatre, CSM Road, Virar (West), Dist. Palghar – 401303, within 15 days from the date of publication of this notice, with supporting documents, if any, failing which needful will be done. Sd/- MR. ANUJ DIXIT Advocate Place: Mumbai. Date: 20-08-2026

NIWAS HOUSING FINANCE LIMITED

(Formerly, Niwas Housing Finance Private Limited)

Regd. Office: - A1, 6th Floor, Trade Star, Andheri Kurla Road, J B Nagar, Andheri (E), Mumbai – 400059 Email: - connect@niwashfc.com CIN Number: - U65990MH2016PLC271587 Contact No.: - Mr. Sandesh Taldekar - 9699943401

[APPENDIX-IV-A] [See proviso to rule 8(6)]

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 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) that pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of NHFL under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submit offline to NHFL as well as online on the Web Portal of our Sales, Marketing and e-Auction Service Partner, Credreduction India Pvt Ltd i.e. credauction.com by the undersigned for purchase of the immovable property, as described hereunder. The said property is in the Physical Possession of NHFL and will be sold on "As Is Where Is Basis", "As Is What Is Basis", "Whatever Is There Is Basis" and "no recourse" basis, the particulars of which are hereunder:-

Borrower(s) Details	Date & Amount of 13(2) Demand Notice	Reserve Price EMD Bid Increase Amount	1.Date & Time of e-Auction 2. Possession Type
LNMIROHL-11210020198 BRANCH: MIRA ROAD BORROWER: MANGALARAM GHISARAM PARMAR CO-BORROWER(S): HANJA DEVI	13/02/2026 RS. 11,00,096/- (RUPEES ELEVEN LAKH NINETYSIX ONLY) AS ON 12-FEB-2026. ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT	RS. 6,50,000/- RS. 65,000/- Rs. 10,000/-	1. 09/09/2026 Time: 10:30 AM to 11:30 PM with unlimited extension of 5 minutes 2. 04/09/2026 Time: 11 AM To 1 PM

PROPERTY BEARING:- ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT BEARING NO 302 ON THIRD FLOOR, IN THE BUILDING KNOWN AS "PAWAN GHAR" ADMEASURING ITS BUILTUP AREA 430 SQ.FT. NA LAND BEARING BHUMAPANGAT NO. 11/13, PLOT NO 8, AREA ADMEASURING 300 SQUARE METER LYING, BEING AND SITUATED AT VILLAGE-PASTHAL, TALUKA-PALGHAR DIST- PALGHAR SITUATED AT VILLAGE PASTHAL, TAL- PALGHAR, DIST- PALGHAR. THE FOLLOWING BOUNDARIES ARE EAST-AS PER ACTUAL, WEST-AS PERACTUAL, NORTH-AS PERACTUAL, SOUTH-AS PERACTUAL

LNVASOHL-03240042480 BRANCH: MUMBAI VIRAR BORROWER: SANTOSH KUMAR SHAH CO-BORROWER(S): MEENU SANTOSH SHAH	16/01/2025 RS. 14,67,220/- (RUPEES FOURTEEN LAKH SIXTYSEVEN THOUSAND TWO HUNDRED TWENTY ONLY ON 10-JAN-2025. ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT	RS. 8,50,000/- RS. 85,000/- Rs. 10,000/-	1. 09/09/2026 Time: 10:30 AM to 11:30 PM with unlimited extension of 5 minutes 2. 04/09/2026 Time: 11 AM To 1 PM
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PROPERTY BEARING:- ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO. 404, ON THE 4TH FLOOR, ADMEASURING 28.72 SQ. METERS RERA CARPET AREA AND 4.73 SQ. METERS BALCONY AREA, IN C WING OF THE BUILDING NO. 1 OF TYPE B-13 KNOWN AS "PARVATI HOMES", SECTOR – 4, CONSTRUCTED ON LAND BEARING GUT NO. 115, 116, 118 OF VILLAGE BETEGAON, TALUKA & DIST. PALGHAR, WITHIN THE AREA OF SUB-REGISTRATION DISTRICT PALGHAR THE FOLLOWING BOUNDARIES ARE AS – EAST- AS PER ACTUAL, WEST-AS PERACTUAL, NORTH-AS PERACTUAL, SOUTH-AS PERACTUAL.

Terms and Conditions of E-Auction: 1. For detailed terms and conditions of the sale, please refer to the link provided on www.niwashfc.com and website of our Sales & Marketing and e-Auction Service Provider, Credauction.com, NHFL website. 2. Bid Form along with EMD & KYC shall be submitted till 5.00 PM on 08/09/2026. 3. The same have been published on our portal under the link – https://www.niwashfc.com/Auction-Notices. 4. For any enquiry, information & inspection of the property, support, procedure and online training on e-Auction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner. *Note: Please note that the NHFL is going to issue the sale notice to all the Borrower(s) by speed/registered post. In case the same is not received by any of the parties, then this publication of sale notice shall be treated as a substituted mode of service. Sd/- Authorised Officer Niwas Housing Finance Limited. Place: Mumbai Date : 20.08.2026

SHRIRAM Finance

Head Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; Tel: 022 4241 0400, 022 4060 3100 | Website: http://www.shriramfinance.in Registered Off: Sri Towers, Plot No.14A, South Phase Industrial Estate, Andheri, Chennai 600 032. Branch Off: Solitaire Corporate park, Building No 8, 6th Floor , Guru Hargovindji Marg, Chakala Andheri East Mumbai - 400 093

APPENDIX-IV-A [SEE PROVISION TO RULE 8 (5) & (6), 9(1)] AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

NOTE: It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022.

E-Auction 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(5) & (6) & 9(1) of the Security Interest Enforcement Rules, 2002

Notice is hereby given to public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Shriram Finance Limited. The physical possession of which have been taken by the Authorized Officer of Shriram Finance Limited (Earlier known as Shriram City Union Finance Limited) will be sold on "As is where is", "As is what is", and "Whatever there is" basis in e-auction on 05/09/2026 between 11 AM to 1 PM for recovery of the balance due to the Shriram Finance Limited from the Borrower/s and Guarantor/s, as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit and increment are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Date & Amount of 13(2) Demand Notice	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
1) VIKAS B KHISMATRAO (Borrower) 2) SRUSHTI VIKAS KHISMATRAO (Co- Borrower/ Guarantor) 3) Vijaya B KHISMATRAO (Co- Borrower/ Guarantor) 4) Vedanti V KHISMATRAO (Co- Borrower/ Guarantor) 5) V world Education Academy (Co- Borrower/Guarantor) All having address - 1101 1102 BUILDING NO 03 SHIV VALLEY NEAR GODREJ,HILL BRAVE ROAD KALYAN,KALYAN CITY H.O.KALYAN,421301 Dist Thane 6) V Swans LLP (Co- Borrower/Guarantor) First Floor, Office No. 1, Sapphire CHSL., Bharatacharya Vaidya Chowk, Off Agre Road, Kalyan West – Dist Thane 421301 7) V Infracon First Floor, Room No. 4, Sapphire CHSL., Bharatacharya Vaidya Chowk, Off Agre Road, Tal – Kalyan West – Dist Thane 421301	Repay the amount mentioned in the notice Rs. 7157076/-(Rupees Seventy one lakhs fifty seven thousand seventy six only) as on 05/07/2023 with further interest and charges at the contractual rate with other cost and expenses as per terms and conditions Loan Account number – . CDBDRPL2201070 004	Rs. 1,09,99,200/- Bid Increment Rs.25,000/- (Rupees Twenty Five Thousand Only) in such multiples Earnest Money Deposit (EMD) (Rs.). Rs. 10,99,920/- Last date for submission of EMD : 04/09/2026 Time 10.00 a.m. to 05.00 p.m	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below in favour of Shriram Finance Limited BANK NAME- AXIS BANK LIMITED B R A N C H - D R . R A D H A K R I S H N A S A L A I , M Y L A P O R E , C H E N N A I BANK ACCOUNT NO- Current Account No . 006010200067449 I F S C C O D E - UTIB0000006	05th Sep. 2026 & Time. 11.00 a.m. to 01.00 PM.	Suhas Ohal 9699905222 Property Inspection Date: - 01/09/2026 Time 11.00 a.m. to 02.00 p.m.

Description of Property

All the piece and parcel of property bearing Shop No. 6 & 7, Ground Floor, Sapphire CHSL., Bharatacharya Vaidya Chowk, Off Agre Road, CTS No. 2438 A, 2443, 2437, of Village Kalyan, Tal – Kalyan West – Dist Thane 421301
Boundaries : East : Sanchit Bunglow / Demary Ready, West : Devmesh CHSL / Classes , North : Internal Road , South : Other Building

STATUTARY 15 DAYS NOTICE UNDER RULE 8 (5) (6), 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

The borrower/mortgagors/guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-auction i.e. 05/09/2026, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost. The online auction will be conducted on website (https://eauctions.samil.in/) of our third party auction agency Shriram Automall India Ltd (SAMIL) and for the place of Tender Submission/ for obtaining the bid form / Tender open & Auction, please visit the website https://eauctions.samil.in/ and for detailed terms and conditions of the sale please refer to the link https://www.shriramfinance.in/auction provided in the website of Shriram Finance Limited. Sd/- Authorised Officer Shriram Finance Limited

Place : Mumbai
Date : 20-08-2026

