



TRANSWARRANTY FINANCE LIMITED

August 26, 2025

Listing Department
National Stock Exchange of India Limited
Exchange Plaza,
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051
Symbol: TFL

Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001
Scrip Code: 532812

Dear Sir/Madam,

Subject: Newspaper Advertisement – Disclosure under Regulation 30 and 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)

Pursuant to Regulation 30, 47 and other applicable provisions of the SEBI Listing Regulations and in compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, relevant circulars issued by Ministry of Corporate Affairs (MCA), we enclose herewith copies of the advertisement published in the following newspapers regarding the 31st Annual General Meeting of the Company scheduled to be held on Thursday, September 18, 2025 at 05.30 p.m. (IST) through Video Conference (VC) /Other Audio Visual Means (OAVM):

1. The Free Press Journal (English Language);
2. Navshakti (Marathi Language).

The advertisement may also be accessed on the website of the Company at www.transwarranty.com.

Kindly take the same on record.

Thanking You,

Yours faithfully,
For **Transwarranty Finance Limited**

Suhas Borgaonkar
Company Secretary and Compliance Officer
Membership No.: A3391

Encl.: a/a

CIN: L65920MH1994PLC080220

403, Regent Chambers, Nariman Point, Mumbai- 400021 • Tel: 6630 6090 / 2204 7965
Fax: 6630 0999 / 4001 0999 • e-mail : mail@transwarranty.com • website:www.transwarranty.com

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CHANGE OF NAME

NOTE

Collect the full copy of Newspaper for the submission in passport office.

I HAVE CHANGED MY NAME FROM ANIL RAJARATHNA KONEHNTI TO ANIL RAJARATHNAM KONEHTY AS PER GAZETTE NO. (M-25183244) CL-158

I HAVE CHANGED MY NAME FROM OLD NAME - KAMLESH DEVENDRAKUMAR SHARMA NEW NAME - KAMLESH DEVENDRA SHARMA AS PER AFFIDAVIT NO 61AB 193072 DATE 25/ 08 / 2025 CL-300

I, EX. SERVICEMAN NO. 7240924F, RANK EX. NK, NAME- SANJAY TUKARAM BORSE DECLARE THAT MY SON'S NAME CHANGED ADITHYA (OLD NAME) TO ADITYA SANJAY BORSE (NEW NAME) VIDE AFFIDAVIT NO. 45AB213236. CL-357

I, EX. SERVICEMAN NO. 13625680N, RANK EX-SEPOY NAME- ASALAK APPASAHEB PANDHARINATH DECLARE THAT MY NAME CHANGED ASALAK APPASAHEB PANDHARINATH (OLD NAME) TO ASALAK APPASAHEB PANDHARINATH (NEW NAME) VIDE AFFIDAVIT NO. 45AB235801. CL-357 A

I, EX. SERVICEMAN NO. 7240924F, RANK EX. NK, NAME- SANJAY TUKARAM BORSE DECLARE THAT MY SON'S NAME CHANGED ADITHYA (OLD NAME) TO ADITYA SANJAY BORSE (NEW NAME) VIDE AFFIDAVIT NO. 45AB213236. CL-361

I HAVE CHANGED MY NAME OLD NAME : HARSH HITESH BHAI VAVA NEW NAME : HARSH HITESH VAVA AS PER GOVT GAZETTE NO. M-2455182 CL-412

CHANGE OF NAME

I HAVE CHANGED MY NAME FROM SAI TO SAI VIJAY PRAKASH DUBEY AS PER AFFIDAVIT DT. 25/08/2025 CL-480

I HAVE CHANGED MY NAME FROM PREETAM BALKRISHNA BHOIR TO PRITAM SUBHASH PATIL AS PER MY DOCUMENTS CL-550

I HAVE CHANGED MY NAME FROM NAVIDA BHANUDAS SHELAR TO NIDHI PRAFUL BHOIR AS PER MY DOCUMENTS CL-550 A

I HAVE CHANGED MY NAME FROM NAVITAA P PILANI TO NAVITAA PANNKJA PILANI AS PER DOCUMENTS CL-651

I HAVE CHANGED MY NAME FROM SINGH ANILKUMAR TO ANILKUMAR RAMASHANKAR SINGH AS PER GAZETTE NO.M-25141328. IN FUTURE MY NAME WILL BE ANIL KUMAR RAMASHANKAR SINGH CL-657

I,PRABHAKAR JAIDEO HAVE CHANGED MY NAME TO PRABHAKAR JAIDEO PATIL VIDE MAHARASHTRA GOVERNMENT GAZETTE (REF NO-M25171203) CL-755

I HAVE CHANGED MY NAME FROM RAJWINDER KAUR AJULLA (OLD NAME) TO RAJWINDER KAUR (NEW NAME) FOR ALL PURPOSES. CL-893

I HAVE CHANGED MY NAME FROM BHAWNA PANDEY TO BHAWNA MANISH BHATT WITH MAHARASHTRA GAZETTE NO. (M-25179069) DATED AUGUST 14 - 20, 2025. CL-981

I HAVE CHANGED MY NAME FROM FARUQ AHMAD ABDUL REHMAN SHAIKH TO FAROOK AHMED ABDUL REHMAN SHAIKH AS PER AADHAR. CL-985

I HAVE CHANGED MY NAME FROM NARAYAN ASATHAPPA TO NARAYAN ASATHAPPA NAKKA AS PER DOCUMENTS. CL-986

I HAVE CHANGED MY NAME FROM SATAVIR PRAKASH BHARWANI TO SATYAVIR PRAKASH GOSWAMI AS PER DOCUMENTS. CL-986 A

I HAVE CHANGED MY NAME FROM RAZAK AMBIR SAYED TO RAJAK AMBIR SAYED AS PER GOVT. OF MAHARASHTRA GAZETTE NO. (M-25186010). CL-986 B

I HAVE CHANGED MY NAME FROM RAEES AHMAD ABDUL HAMEED TO RAEES AHMAD ABDUL HAMEED ANSARI AS PER GOVT. OF MAHARASHTRA GAZETTE NO. (M-25142902). CL-986 C

"I, SANGITA CHANDRAKANT RAJESHRIKE, RESIDING AT 58-6, SAMAJE HUSB, SONAPUR LANE, WORLI GAON, MUMBAI - 400030, HAVE CHANGED MY NAME TO VRUSHALI BHAGANUM GUJAR AS PER GAZETTE NO. M-2455182 CL-412

PUBLIC NOTICE

INVITING CLAIM

Shri Anilbhai Ranchodhji Rathod - a member of Mini Nagar Co-Operative Housing Society Ltd. (regd.) RN ward Dahisar (East), Mumbai Tal. Borivali M.S.D. holding Flat No. D/41 on 4th Floor the building of the Society, situated at S.N. Dube Road, Rawalpada, Dahisar (East), Mumbai 400068 and holding five fully paid shares bearing certificate No. 81 distinctive No.'s from 491 to 405 - both missing - issued by concerned Society died at Mumbai on 17/08/2004 without making any nomination.

The society hereby invites claims or objections from the heirs/claimant/s or objector/s to the transfer of the said shares and interest of the deceased member in the capital/property of society WITHIN A PERIOD OF 15 DAYS from the publication of this notice.

If no claims/ objections, are received within the period prescribed above, the society shall be free to deal with the shares and interest of the deceased member in the capital/property of the society in such manner as is provided under the bye-laws of the society.

The claims/objections if received by society shall be dealt with in the manner provided under bye laws.

Copy of byelaws is available for inspection on demand during notice period.

For and on behalf of
Mini Nagar Co-Op. Housing Society Ltd.
Sd/- Hon. Secretary
Email: mininagarhcs@gmail.com
Place: Dahisar, Mumbai Date: 26/8/2025

PUBLIC NOTICE

NOTICE is hereby given that under instructions of our client(s), I am investigating verifying the right, title and interest of two Flats, Flat No. 601, A Wing, Aspara Building Shri Menak Harshad Kothari and Smt. Chhaya Harshad Kothari are the joint owners of Flat No.601, A Wing, admeasuring 59.50 sq. mtrs. (built up area) situated on the 6th Floor of a building known as Aspara of Bhatiya Co-operative Housing Society Ltd., situated at Road No.4, Doulat Nagar, Borivali East, Mumbai-400066 (more particularly described in schedule hereunder written). While scrutiny of the papers I have found that by virtue of Released Deed dated 08/08/2023 (1) Smt. Chhaya Harshad Kothari and (2) Smt. Sneha Alkesh Vyas, the legal heirs of Late Shri. Harshad K Kothari have released their respective share in favour of Smt. Menak Harshad Kothari who also is legal heir of Late Shri. Harshad K. Kothari. The said society have also taken note of the same and thus at present, Shri Menak Harshad Kothari and Smt Chhaya Harshad Kothari are joint owners of the property mentioned below. Flat No. 601A, Wing, Aspara Building Smt. Chhaya Harshad Kothari and Shri Menak Harshad Kothari are the joint owners of Flat No.602, B Wing, admeasuring 52.75 sq. mtrs. (built up area) situated on the 6th Floor of a building known as Aspara of Bhatiya Co-operative Housing Society Ltd., situated at Road No.4, Doulat Nagar, Borivali East, Mumbai-400066 (more particularly described in schedule hereunder written). While scrutiny of the papers I have found that by virtue of Released Deed dated 08/08/2023 (1) Smt. Sneha Alkesh Vyas, the legal heirs of Late Shri. Harshad K Kothari have released their respective share in favour of Smt. Chhaya Harshad Kothari and Shri Menak Harshad Kothari who are also legal heirs of Late Shri. Harshad K. Kothari. The said society have also taken note of the same and thus at present, Smt. Chhaya Harshad Kothari and Shri Menak Harshad Kothari are joint owners of the property mentioned below. Any of the person or persons have any of the objection to the said release of both the Flats, all the person(s)/entity(ies) including inter-alia any bank and/or financial institutions and/or authority having any right, title, claim, benefit, demand or interest in respect of the said Flat or any part thereof by way of term-sheet, letter of allotment, reservation, sale, exchange, let, lease, tenancy, occupancy, license, assignment, mortgage, inheritance, bequest, succession, gift, lien, charge, maintenance, easement, trust, possession, family arrangement /settlement, dispensation, decree or order of any Court of Law, contracts/agreements, writings, partnership or otherwise of whatsoever nature, are hereby required to make the same known in writing along with documentary evidence to the undersigned at their office at 706, Hanumanagar, Telang Road, Matunga, Mumbai 400019 and email address at loukk1986@gmail.com within 10 (ten) days from the date of the publication of this public notice, failing which the claims, if any shall be deemed to have been waived and/or abandoned and the sale shall be completed without any further reference.

THE SCHEDULE REFERRED TO HEREINAbove
(Description of "both the said Flats")
Flat No.601, A Wing admeasuring 59.50 sq. mtrs. (built up area) and Flat No. 602, A Wing admeasuring 52.75 sq. mtrs. (built up area), both flats on the 6th Floor of a building known as Aspara of Bhatiya Co-operative Housing Society Ltd., situated at Road No.4, Doulat Nagar, Borivali East, Mumbai - 400066 situated on the plot of land No. 66 and 67 having CTS No. 288111 to 5 of Village Eksar, Mumbai Suburban District.

Dated This 26th day of August 2025 Sd/-
Adv Loukik

APPENDIX IV-A

Salte Notice for sale of Immovable Property
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) and Rule 9(1) 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) that the below described Immovable Property mortgaged to **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L5922DL2005PLC136029]** ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 29.09.2025 from **05.00 P.M. to 06.00 P.M.**, for recovery of **Rs. 9,01,93,546/- (Rupees Nine Crore One Lakh Ninety Three Thousand Five Hundred Forty Six only)** pending towards **Loan Account No. HLA PVSH00338464**, by way of outstanding principal, arrears (including accrued late charges) and interest till **18.08.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **19.08.2025** along with legal expenses and other charges due to the Secured Creditor from **RADHA VIVEK SHARMA CO - BORROWER, WIFE AS WELL AS LEGAL HEIR OF LATE VIVEK MOOLCHAND SHARMA ALIAS VIVEK M SHARMA**.

The Reserve Price of the Immovable Property will be **Rs. 4,78,00,000/- (Rupees Four Crore Seventy Eight Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 47,80,000/- (Rupees Forty Seven Lakh Eighty Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF THE PROPERTY BEING SHOP NOS. 110, 111, 112, 113 AND 114, ADMEASURING AREA ABOUT 3725 SQ. FEET CARPET AREA ON 1ST FLOOR, IN THE BUILDING KNOWN AS "OM SUPREME", SITUATED AT C. T. S. NOS. 3361, 3362 AND 3362 (OLD S. NO. 270/3), PLOT NO. 4, 6, 7 AND 9, OPP. H. P. PETROL PUMP, RAMWADI, BALI BAZAR, NEAR D - MART, KALYAN, TIANE - 421301, MAHARASHTRA, LAND IS BOUNDED BY:
EAST : PLOT NO. 2
WEST : DR. DEEPAK SHETTY MARG
NORTH : RAMBAHU PATWARDHAN ROAD
SOUTH : PLOT NO. 5, RAJKUMAR MANSION BUILDING

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

Date : 19.08.2025
Place : THANE

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.

POSSESSION NOTICE [RULES 8 (1)] (For Immovable Property)

Whereas The Authorised Officer of **Pegasus Assets Reconstruction Pvt. Ltd.** under the Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under section 13(2) read with rule 3 of Security Interest (Enforcement) Rule, 2002 issued **under section 13(2) dated 17/03/2025** calling upon the Borrower(s)/ Co-Aplicant(s) Guarantor(s) and Mortgage(s): (1) Mrs. Sarika Rakesh Gorhpade (Borrower & Mortgage), (2) Mr. Rakesh Vias Gorhpade (Co-Borrower), to repay the amount mentioned in the Notice being **Rs.14,16,573.30 (Rupees Fourteen Lakhs Sixteen Thousand Five Hundred Seventy Three and Thirty Paise Only)** as of 12/03/2025 with further interest at the contractual rate and costs, charges and expenses incurred thereon w.e.f. 13/03/2025 within **60 days** from the date of receipt of the said notice.

Dues of the said Borrowers/ Co-Aplicants along with underlying securities interest was assigned in favour of **Pegasus Assets Reconstruction Pvt. Ltd. acting in its capacity as Trustee of Pegasus 2023 Trust 10**, (Pegasus) vide assignment agreement dated 28/03/2024 under the provision of SARFAESI Act.

The Borrowers/ Co-Aplicants having failed to repay the amount, notice is hereby given to the borrower and the public in general that the Authorised Officer has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on 22/08/2025.

The Borrower(s)/ Co-Aplicant(s) Guarantor(s) and Mortgage(s) 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 Pegasus for an amount of **Rs.14,16,573.30 (Rupees Fourteen Lakhs Sixteen Thousand Five Hundred Seventy Three and Thirty Paise Only)** as of 12/03/2025 plus further interest at contractual rate applicable from 13/03/2025 together with costs, charges and expenses incurred, thereon.

Please note, **Jana Small Finance Bank** officers will engage in collection and recovery activities on your loan account on behalf of Pegasus.

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.

DESCRIPTION OF IMMOVABLE PROPERTIES

All that piece and parcel of the Immovable Property being land admeasuring 374 Sq.ft./ 34.75 Sq.mtr. being and situate at Sai Samarth Construction, Ayodhya Colony, First Floor, R.S.No./ Gat No.78/2, Paik Plot No.57/58, Majje Nagdevwadi, Tal. Karveer, Dist. Kolhapur-416001. Boundaries on or towards: Towards East by: Road, Towards West by: Row Bungalow No.1, Towards South by: Road, Towards North by: Open access.

Date: 26.08.2025 Sd/- (Mr. Pramod Jadhav) Sr. Manager & Authorised Officer
Place: Nagdevwadi, Kolhapur Pegasus Assets Reconstruction Private Limited
(Acting in its capacity as Trustee of Pegasus 2023 Trust 10)

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO THE PUBLIC THAT my client Shri. Sunil Padmakar Nayak is intending to purchase the properties being Flat No. 401, admeasuring 46.54 sq. mtr. built up area, and Flat No. 402, admeasuring 30.63 sq. mtr. built up area both consisting of One bedroom, hall, kitchen and bathrooms on the 4th floor, in a building known as "Angel House" belonging to Angel House Co-operative Housing Society Ltd. at Pali Mala Road, Bandra (W), Mumbai - 400 050 being constructed on the Plot of Land bearing CTS. No. C/762, C/ 763 and C/764 of Village Pali, Taluka Bandra (W) within the limits of Municipal "H" ward and the Registration District and Sub-Registration District of Mumbai city and Suburban, (hereinafter referred to as "said property") and more particularly described in the schedule hereto below free from all encumbrances.

All persons having or claiming any share, right, title, claim or interest by way of sale, transfer, exchange, assignment, lease, sub-lease, tenancy, sub-tenancy, leave and license, license, purchase, mortgage, gift, devise, lien, charge, maintenance, easement, trust, will bequeath, beneficiary, possession, release, relinquishment or by way of any other method through any agreement, deed, document, writing, conveyance deed, development agreement, letter of intent, devise, bequest, succession, family arrangement / settlement, litigation, decree or court order of any court of Law, contracts/ agreements, or encumbrance or otherwise whatsoever of whatsoever nature in respect of the said Properties being Flat No. 401, admeasuring 46.54 sq. mtr. built up area, and Flat No. 402, admeasuring 30.63 sq. mtr. built up area on the 4th floor, in a building known as "Angel House" belonging to Angel House Co-operative Housing Society Ltd. at Pali Mala Road, Bandra (W), Mumbai - 400 050 is hereby required to intimate to the undersigned at his address at **Advocate Viraj Jadhav, 206, Haman House, 2nd Floor, Ambhad Road, Fort, Mumbai - 400023** within **14 (fourteen) days** from the date of publication of this notice of his such claim, if any, with all supporting documents failing which the transaction shall be completed without reference to such claim and the claims, if any, of such person shall be treated as waived and not binding on our clients.

THE SCHEDULE ABOVE REFERRED TO

(A) For Flat No. 401
Flat No. 401, admeasuring 46.54 sq. mtr. built up area, consisting of One bedroom, hall, kitchen and bathrooms on the 4th floor, in a building known as "Angel House" belonging to Angel House Co-operative Housing Society Ltd. at Pali Mala Road, Bandra (W), Mumbai - 400 050 being constructed on the Plot of Land bearing CTS. No. C/762, C/763 and C/764 of Village Pali, Taluka Bandra (W) within the limits of Municipal "H" ward and the Registration District and Sub-Registration District of Mumbai city and Suburban. The said building is constructed in the year 2000 and consisting of still plus seven upper floors with having lift facility.

(B) For Flat No. 402
Flat No. 402, admeasuring 30.63 sq. mtr. built up area, consisting of One bedroom, hall, kitchen and bathrooms on the 4th floor, in a building known as "Angel House" belonging to Angel House Co-operative Housing Society Ltd. at Pali Mala Road, Bandra (W), Mumbai - 400 050 being constructed on the Plot of Land bearing CTS. No. C/762, C/763 and C/764 of Village Pali, Taluka Bandra (W) within the limits of Municipal "H" ward and the Registration District and Sub-Registration District of Mumbai city and Suburban. The said building is constructed in the year 2000 and consisting of still plus seven upper floors with having lift facility.

Dated this 26th day of August, 2025 For,
(Viraj Jadhav)
Advocate

THE MUMBAI DISTRICT CO-OPERATIVE HSG. FEDERATION LTD. MUMBAI.

Maharashtra Co-operative Societies Act, 1960 of U/s 156 & Maharashtra Co-operative Societies Rule 1961 of Rule 107. Special Recovery and Sales officer, Attached to Mumbai District Co-operative Housing Federation Ltd. 19, 2nd Floor, Bell Bldg., Opp. Laxmi Building, Sir P. M. Road, Fort, Mumbai 400001. Tel No. 022-022660068, 22661043.

PUBLIC NOTICE

Recovery Certificate issued by The Deputy Registrar, Co-operative Societies, 'R/N' Ward. Mumbai Case No. 111, Dated-05-01-2022

Om Riddhi Siddhi Co-op. Hsg. Soc. Ltd. (Disputant)
Vs
Shri Arvind Patel. Flat No. A-002, Ground Floor. (Opponent)

The Special Recovery and Sales officer invites bids in sealed envelopes from the interested parties in respect of mentioned immovable Property put up for auction sales on "As is where is basis"

DISCRPTION OF PROPERTY

Flat No. A-002, Ground Floor, Area 378 Sq. Ft. (Built up), at Om Riddhi Siddhi Co-op. Hsg. Soc. Ltd. Flat No. A-002, Ground Floor, C. S. Complex, New Anand Nagar, Near Corporation Bank, Dahisar - (East), Mumbai - 400068. The Tender Form, terms and condition of auction and other information can be obtained from the Special Recovery and Sales officer on any working day on payment of Rs. 1000/- (One Thousand Only) The inspection of the property may be taken on Dated - **11-09-2025**, between **11-00A.M. to 1:00 P.M.** After Recovery Certificate Society Dues and all charges, levies, taxes or any other liabilities against the property shall be born and paid by the Purchaser. The Reserve Price for Auction is **Rs. 59,85,000-00**. (Rupees Fifty-Nine Lakh Eighty-Five Thousand Only) The sealed bid shall be accepted with interest free earned money deposit of **Rs. 5,98,500-00** (Rupees Five Lakh Ninety-Eight Thousand Five Hundred Only) By Demand Draft/pay order favoring **Om Riddhi Siddhi Co-op. Hsg. Soc. Ltd.** The Special Recovery and Sales officer must receive sealed bid at the above maintained address on or before Dated - **26-09-2025** Between **11:00 A.M. to 5:00 P.M.** The tenders will be opened on Dated-**30-09-2025** at 11.30 A.M. in the office of the Om Riddhi Siddhi Co-op. Hsg. Soc. Ltd. Flat No. A-002, Ground Floor, C.S. Complex, New Anand Nagar, Near Corporation Bank, Dahisar - (East), Mumbai - 400068. the bidders present will be given an opportunity to improve upon their bids. The successful bidder shall be required to immediately pay an amount equal to 30% of the bid amount. The balance amount of the finalized bid shall be paid within 30 days. The tenders received after the prescribed date, time will not be accepted. Special Recovery and sales officer reserves the rights to Cancel the Auction by any reason accept or all tenders without consider assigning any reason whatsoever and also to conduct negotiation, if necessary.

Given under my hand and seal of this Recovery and Sales Officer on this Date 26-08-2025.

Sd/
Miss Madhavi B. Jagtap. SEPCIAL RECOVERY & SALES OFFICER,
The Mumbai District Co-operative Housing Federation Ltd. 19,
Bell Bldg. Opp. Laxmi Bldg, Sir P. M. Road, Fort, Mumbai - 400001.

POSSESSION NOTICE

(for immovable property)

Whereas,
(CIN:L65922DL2005PLC136029) (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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 dated **29.05.2025** calling upon the Borrower(s) **MAYUR PURSHOTTAM RAMKISHOR, KAMLESH PURUSHOTTAM RAMKISHOR PARTNER ANIMAIX IT HUB LLP, ANIMAIX IT HUB LLP (THROUGH ITS PARTNER), ASHWINI MAYUR RAMKISHOR and SUPRIYA KAMLESH RAMKISHOR** to repay the amount mentioned in the Notice being **Rs. 41,52,323.88 (Rupees Forty One Lakhs Fifty Two Thousand Three Hundred Twenty Three And Paise Eighty Eight Only)** against Loan Account No. **HLHLSA0045416** as on 29.05.2025 and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) 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 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **22.08.2025**.

The Borrower(s) 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 **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) for an amount of **Rs. 41,52,323.88 (Rupees Forty One Lakhs Fifty Two Thousand Three Hundred Twenty Three And Paise Eighty Eight Only)** as on 29.05.2025 and interest thereon.

The Borrowers' 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FAT NO. B-203, HAVING CARPET AREA, ADMEASURING 100.403 SQ. MTRS., 2ND FLOOR, B-BUILDING, HARI VISHWA GROUP HOUSING PROJECT, SUY NO. 290/1, 2, 3, 4/7, 290/1, 2, 3, 4/6/2, PATHARDI NASHIK, BEHIND HOTEL EXPRESS INN, NASHIK-422010, MAHARASHTRA.

BOUNDED BY:
EAST : FLAT NO. B-202
WEST : MARGINAL SPACE OF THE BUILDING
NORTH : PASSAGE AND LOBBY AREA
SOUTH : MARGINAL SPACE OF THE BUILDING

Date : 22.08.2025 Authorised Officer
Place : NASHIK **SAMMAAN CAPITAL LIMITED**
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

TRANSWARRANTY FINANCE LIMITED
CIN: L65920MH1994PLC080220
403, Regent Chambers, Nariman Point, Mumbai- 400021 • Tel: 6630 6090 / 2204 7965
e-mail : mail@transwarranty.com • website: www.transwarranty.com

NOTICE OF THE 31st ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

NOTICE is hereby given that the **Thirty First Annual General Meeting ("AGM")** of the Members of the Transwarranty Finance Limited ("the Company") will be held on **Thursday, September 18, 2025 at 05.30 p.m.** (IST) through Video Conference (VC)/Other Audio Visual Means (OAVM) to transact the business as set out in the Notice of the AGM.

The AGM of the Company will be convened in compliance with the applicable provisions of the Companies Act, 2013("the Act") and the Rules made thereunder, the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), as well as in accordance with the relevant circulars issued by the Ministry of Corporate Affairs (including General Circular No. 20/2020 dated 5th May, 2020 read with the subsequent circulars issued from time to time) and the Securities and Exchange Board of India (including Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020 and subsequent circulars).

In compliance with the above mentioned provisions, the Company has completed the dispatch of the Annual Report for the Financial year ended March 31, 2025 along with the Notice convening the 31st AGM on Monday, August 25, 2025 through electronic mode to all those eligible shareholders whose email addresses are registered with the Company/Registrar and Share Transfer Agents or with their Depository Participants (DP), whose names appear in the Register of Members/Register of Beneficial Owners as on Friday, August 15, 2025.

The Notice of the 31st AGM and the Annual Report for the financial year 2024-25 will also be available on the Company's website i.e. www.transwarranty.com, on the websites of NSDL at www.evoting.nsdl.com and the website of the stock exchange i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com respectively.

Instructions for Remote e-Voting and e-Voting during AGM

In compliance with the provisions of Section 108 of the Act, read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, and Regulation 44 of the SEBI Listing Regulations, the Company is pleased to provide its Members facility of remote e-voting and e-voting during the AGM. As per SEBI circular no. SEBI/CFO/CMD1/CIR/P/2020/242 dated 09th December, 2020 e-voting process will also be enabled for all individual demat account holders, by way of a single login credentials through their demat accounts/websites of Depository Participants. The Company has engaged the services of National Securities Depository Limited ("NSDL") for providing e-voting service. Members are hereby informed that the Ordinary and Special Business, as set out in the Notice of 31st AGM will be transacted only through voting by electronic means, the process for remote e-voting and e-voting at the AGM is provided in the Notice of 31st AGM.

The remote e-voting will commence on Sunday, September 14, 2025 (9.00 a.m. IST) and end on Wednesday, September 17, 2025 (6.00 p.m. IST). The remote e-voting module will be disabled by NSDL thereafter. Once the vote is cast by a Member, he/ she will not be allowed to change it subsequently.

Members attending the AGM through VC / OAVM and who have not cast their vote on the resolutions forming part of the Notice through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting facility provided during the AGM. Members who have cast their vote through remote e-voting prior to the AGM can attend the AGM but will not be entitled to cast their vote again.

The Cut-off date for determining the eligibility of Members for voting through remote e-voting and e-voting at the AGM is Thursday, September 11, 2025.

Any person, who acquires shares of the Company and becomes a Member of the Company after the dispatch of Notice of the AGM and holding shares as on the cut-off date i.e. Thursday, September 11, 2025, may obtain the login ID and password by sending a request at evoting@nsdl.co.in or mt.helpdesk@nseindia.com.

The procedure for remote e-voting and e-voting, at the AGM is provided in the notes to the Notice of the 31st AGM. In case of any queries, you may refer to the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section at www.evoting.nsdl.com or call on 022-48867000 or send a request to Mr. Sagar S Gudhate, Senior Manager at evoting@nsdl.com.

