

FINANCIAL EXPRESS

FORM NO. 14 [See Regulation 33(2)]
OFFICE OF THE RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL DELHI (DRT 1)
4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001
DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS &
BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE
INCOME TAX ACT, 1961.

TRC/2853/2022

09.12.2025

UNION BANK OF INDIA
Versus

NITIN GOSWAMI AND ORS.

To,
(CD1)NITIN GOSWAMI S/O L.P. GIRI GOSWAMI
R/O/A-323, GOVINDPURAM, GHAZIABAD-201001, U.P.

(CD2) PRIYA GOSWAMI W/O NITIN GOSWAMI, R/O A-323,
GOVINDPURAM, GHAZIABAD-201001, U.P.

(CD3)M/S REALTECH PVT. LTD.

THROUGH ITS DIRECTOR/AUTHORIZED REPRESENTATIVES, REGD.
OFFICE AT: B-1/46, LANE NO. 3, NEWASHOK NAGAR, DELHI - 110096

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, **DEBTS RECOVERY TRIBUNAL DELHI (DRT 2)** in an amount of **Rs 36,25,123.88** along with pendentifile and future interest @9% w.e.f. 30/06/2017 till realization and costs of **Rs 27,000.00** has become due against you (Jointly and severally/Fully Limited).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on **29.12.2025** at **10:30 a.m.** for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:

(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.

(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: **09.12.2025**

Sd/-
NIRANJAN SHARMA
RECOVERY OFFICER-II,
DEBTS RECOVERY TRIBUNAL DELHI (DRT-1)

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>

POSSESSION NOTICE

Whereas, The undersigned being the authorised officer of Truhome Finance Limited (Formerly Known as 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 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 15-Dec-2025.

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 Known as 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

Mr. Maqsood Ali S/o Mr. Shoukat Ali
House No. V-17/7, Gali No. 15, Near-Shiv Sadhana Mandir, Vijay Park, Moujpur, Garhi Mendor, North East, Delhi-110053.

Mr. Matloob Ali S/o Mr. Shoukat Ali
House No. V-17/7, Gali No. 15, Near-Shiv Sadhana Mandir, Yamuna Vihar, North East, Delhi-110053.

Mrs. Rihana W/o Mr. Maqsood Ali
House No. V-17/7, Gali No. 15, Band Wali, Near-Shiv Sadhana Mandir, Vijay Park, Moujpur, North East, Delhi-110053.

Mrs. Shaiza W/o Mr. Matloob Ali House No. V-17/7, Gali No. 15, Near-Shiv Sadhana Mandir, Yamuna Vihar, North East, Delhi-110053.

Amount due as per Demand Notice

Rs. 45,53,946/- (Rupees Forty Five Lakh Fifty Three Thousand Nine Hundred Forty Six Only) in respect of Loan Account No. SHLHDH0001623 as on 07-Aug-2025

Date of Demand Notice -08-Aug-2025, Date of physical possession - 15-Dec-2025

Date of NPA - 03-Aug-2025

Description of Mortgaged Property

All that part and parcel of the properties bearing No. 165 Old & New No. 5, With Roof Terrace Rights, Area Admeasuring 94 Sq. Yards., Out of Rect No. 4, Kila No. 29, Situated in the Abadi Of Old Anarkali, Village-Khureji Khas, Ilaqa-Shahdara, Delhi-110051. Bounded By- East- Road, West- Other's Property No. 139, North- Other's Property No. 164, South- Other's Property

Place: Delhi Sd/- Authorised Officer- Truhome Finance Limited

Date : 15-12-2025 (Earlier Known as Shriram Housing Finance Limited)

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