



TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avant Residency, Abinav Chowk, Tilak Road, Pune - 411030.

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 below mentioned Borrower and Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 29-08-2025 on "As is where is" & "As is what is" and "Whatever there is" and "without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said 29-08-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 28-08-2025 at 5.00 P.M. at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avant Residency, Abinav Chowk, Tilak Road, Pune - 411030

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below;

Sr. No.	Loan A/c. No.	Name of Borrower(s)/ Co-borrower(s)/ Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1. TCHHL02 82000100 084775	Mr. Rahul Raman Mrs. Sanjana Pathak	Rs. 9,08,397/- (Rupees Nine Lakh Eight Thousand Three Hundred Ninety Seven Only)	21-11-2023	Rs. 3,00,000/- (Rupees Three Lakh Only)	Rs. 12,30462/- (Rupees Twelve Lakh Thirty Thousand Four Hundred Sixty Two Only)

Description of the Immovable - The Residential Flat admeasuring 14.59 Sq. Mtrs. (equivalent to 157 Sq. Ft.) carpet area bearing No. 813 situated on the Eight Floor in "A2" Building of the said Complex to be known as "Xbia Ambi" under construction on the land admeasuring 0.4 Hectare 64.5 Are Gut No. 36, 37, 39, 40, 339 situated at village Ambi, Taluka Maval, District Pune.

2. 9574060 & TCHIN06 39000100 063817	Mr. Swapnil Popat Adhav, Mr. Popat Raghu Adhav, Mrs. Poopa Swapnil Adhav	Rs. 9,42258/- (Rupees Nine Lakh Forty Two Thousand Two Hundred Fifty Eight Only) is due and payable by you under Agreement no. 9570460 and an amount of Rs. 133674/- (Rupees One Lakh Thirty Three Thousand Six Hundred Seventy Four Only) is due and payable by you under Agreement no. TCHIN0639000100063817 totalling to Rs. 1075932/- (Rupees Ten Lakh Seventy Five Thousand Nine Hundred Thirty Two Only) 12-2023	Rs. 5,00,000/- (Rupees Five Lakh Fifty Only)	Rs. 12,40870/- (Rupees Twelve Lakh Forty Thousand Eight Hundred Seventy Only) is due and payable by you under Agreement no. 9570460 and an amount of Rs. 176220/- (Rupees One Lakh Seventy Six Thousand Two Hundred Twenty Only) is due and payable by you under Agreement no. TCHIN0639000100063817 totalling to Rs. 1417090/- (Rupees Fourteen Lakh Seventeen Thousand Ninety Only) 02-2025	Rs. 12,02,293/- (Rupees Twelve Lakh Two Thousand Two Hundred Ninety Three Only) 15-11-2022
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Description of the Immovable Property: All that piece and parcel of the residential tenement / balconies and fungible area) being constructed on the First Floor of the said Building No. "A3" in the project known as "Playtor Rajgurunagar" constructed on land bearing Survey No. 189 & 190/1A/2 situated at village Sarkerhali, Tal. Khed, Dist. Pune

3. 9475964	Mr. Madhup Darshan Joshi Mrs. Tara Joshi	Rs. 11,32,316/- (Rupees Eleven Lakh Thirty Two Thousand Three Hundred Sixteen Only) 14-10-2021	Rs. 5,00,000/- (Rupees Five Lakh Only)	Rs. 1988793/- (Rupees Nineteen Lakh Eighty Nine Thousand Seven Hundred Ninety Three Only) 02-08-2025	Rs. 13,53,518/- (Rupees Thirteen Lakh Fifty Three Thousand Five Hundred Eighteen Only) 07-06-2023
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Description of the Immovable Property: All that consisting of Flat No. 401 admeasuring area 336 Sq. Ft. i.e. 31.21 Sq. Mtrs. On Fourth Floor in Building No. "A-2 Onyz" in the project known as "Playtor Ranjanan" constructed on the land bearing Gut No. 697 (Old Survey No. 217/1) situated at village Kareaon, Taluka Shirur, Dist. Pune

4. 9512250	Pratima Suryakant Upadhyay (borrower), Hemant Kumar Narendra Upadhyay (co-borrower)	Rs. 12,51,525/- 07th February, 2018	Rs. 4,00,000/- (Rupees Four Lakh Only)	Rs. 353399/- (Rupees Thirty Five Lakh Thirty Three Thousand Nine Hundred Ninety Nine Only) 02-08-2025	Rs. 7,35,293/- (Rupees Seven Lakh Thirty Five Thousand Two Hundred Ninety One Only) 02-06-2021
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Description of the Immovable Property: Flat/Unit No. 212 on Second Floor admeasuring 336 Square Ft. i.e. 31.21 Sq. Mtrs. (Total Carpet Area), Building "A2 Jasper", Gut No. 697 (Old Gut No. 217/1) admeasuring 05 H 26 R out of the total land admeasuring 06 Hectares 46 R and assessed at 04 Rupees 69 Paise situated at Village Kareaon, Taluka Shirur, District Pune and within the local limits of Zilla Parishad village Kareaon Grampanchayat Kareaon and bounded as follows: On or towards the East : Gut No. 680 & 697, On or towards the West : Gut No. 696, On or towards the South : Kareaon Falaka mala Road, On or towards the North : Gut No. 685.

5. 9467042 & 9476934	Mr. Manoj Pandurang Kadam & Mrs. Manali Manoj Kadam	Rs. 6,74,146/- (Rupees Six Lakh Seventy Four Thousand One Hundred Forty Six Only) is due and payable by you under Agreement no. 9467042 and an amount of Rs. 4,69,033/- (Rupees Four Lakh Sixty Nine Thousand Thirty Three Only) is due and payable by you under Agreement no. 9476934 totalling to Rs. 11,43,179/- (Rupees Eleven Lakh Forty Three Thousand One Hundred Seventy Nine Only) 30-12-2019	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 12,29450/- (Rupees Twelve Lakh Twenty Nine Thousand Four Hundred Fifty Only) is due and payable by you under Agreement no. 9476934 and an amount of Rs. 1460472/- (Rupees Fourteen Lakh Sixty Thousand Four Hundred Seventy Two Only) is due and payable by you under Agreement no. 9467042 totalling to Rs. 2689922/- (Rupees Twenty Six Lakh Eighty Nine Thousand Nine Hundred Twenty Two Only)	Rs. 7,90,000/- (Rupees Seven Lakh Twenty Thousand Only)
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Description of the Immovable Property: Schedule - A - All that piece and parcel of the land out of 1) C.T.S. No. 995 admeasuring area 16.7 Sq. Mtrs. 2) C.T.S. No. 996 admeasuring area 19.5 Sq. Mtrs., 3) C.T.S. No. 997 admeasuring area 18.00 Sq. Mtrs., 4) C.T.S. No. 998 admeasuring area 5.9 Sq. Mtrs., 5) C.T.S. No. 999 admeasuring area 21.5 Sq. Mtrs., 6) C.T.S. No. 1000 total admeasuring area 27.3 Sq. Mtrs. Total admeasuring area 108.9 Sq. Mtrs. Situated at Village Bopkhol, lying within the limits of Pimpri Chinchwad Municipal Corporation, having registration District Pune, Sub-Registration, District Haveli No. 1 to 20. Together with assessments, appurtenances, access, pathways, ingress, agrees other incidental, consequential and ancillary rights thereto. Schedule - B - Being description of the Flat/ Residential Unit at "Karanji Heights" Flat/ Residential No. 02 on Second Floor, admeasuring a built up area of 602 Sq. Ft. i.e. 55.94 Sq. Mtrs. along with Parking No. 51 in the "Karanji Heights" Building constructed on the land particularly mentioned hereinabove in the Schedule - A.

6. TCHHL02 076075 & TCHHF02 79000100 075094	Mr. Shashikant Kanthe Mrs. Vijaya Vithal Kanthe Mrs. Ashwini Shashikant Kanthe	Rs. 58,4734/- (Rupees Five Lakh Eighty Four Thousand Seven Hundred Thirty Four Only) is due and payable by you under Agreement no. 1058209 and an amount of Rs. 62,539/- (Rupees Sixty Two Thousand Five Hundred Thirty Nine Only) is due and payable by you under Agreement no. TCHHF0279000100076075 and an amount of Rs. 353464/- (Rupees Three Lakh Fifty Three Thousand Four Hundred Sixty Four Only) is due and payable by you under Agreement no. TCHHF0279000100076075 totalling to Rs. 93,8198/- (Rupees Nine Lakh Thirty Eight Thousand One Hundred Ninety Eight Only) 22-10-2022	Rs. 7,20,000/- (Rupees Seven Lakh Twenty Thousand Only)	Rs. 54,9378/- (Rupees Five Lakh Forty Three Thousand Nine Hundred Seventy Eight Only) is due and payable by you under Agreement no. TCHHF0279000100076075 and an amount of Rs. 961996/- (Rupees Nine Lakh Sixty One Thousand Nine Hundred Ninety Six Only) is due and payable by you under Agreement no. TCHHF0279000100076075 totalling to Rs. 1505974/- (Rupees Fifteen Lakh Five Thousand Nine Hundred Seventy Four Only) 02-08-2025	Rs. 10,26,107/- (Rupees Ten Lakh Twenty Six Thousand One Hundred Seven Only) 17-11-2022
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Description of the Immovable Property: Schedule - A - All the piece and parcel of land and ground situated and lying and belling at village - Shiraswadi in Registration Haveli and Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Shiraswadi Gut No. 49, part admeasuring area 00 H 26 R. Bounded as follows : On or towards the East : Gut No. 680 & 697, On or towards the West : Internal Road in Gut No. 49, On or towards South : Part of Gut No. 49, On or towards North : Shiraswadi Road.

Schedule - B - Name of the project / scheme - "Sal Sankul", Wing - E, Flat No. - G1, Floor - Ground, Admeasuring area about 240 Sq. Ft. Carpet, Its built up area 312 Sq. Ft. as Demarked in Map.

7. 1058209 & TCHIN06 39000100 065540	Mr. Vijay Pratulla Potnis & Mrs. Priti Vijay Potnis	Rs. 20,84897/- (Rupees Twenty Lakh Eighty Four Thousand Eight Hundred Ninety Seven Only) is due and payable by you under Agreement no. 1058209 and an amount of Rs. 62,539/- (Rupees Sixty Two Thousand Five Hundred Thirty Nine Only) is due and payable by you under Agreement no. TCHIN0639000100065540 totalling to Rs. 2147436/- (Rupees Twenty One Lakh Forty Seven Thousand Four Hundred Thirty Six Only) 09-05-2024	Rs. 17,11,000/- (Rupees Seventeen Lakh Eleven Thousand Only)	Rs. 25,44284/- (Rupees Twenty Five Lakh Forty Four Thousand Two Hundred Eighty Four Only) is due and payable by you under Agreement no. 1058209 and an amount of Rs. 96380/- (Rupees Ninety Six Thousand Three Hundred Eighty Only) is due and payable by you under Agreement no. TCHIN0639000100065540 totalling to Rs. 264064/- (Rupees Twenty Six Lakh Forty Thousand Six Hundred Forty Four Only) 02-08-2025	Rs. 8,53,609/- 09-July-2019
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Description of the Immovable Property: Schedule - A - All the piece and parcel of the Flat No. 405, on the 4TH Floor, in the "Indrayani Heights Phase II" Scheme, at village Koregaon Bhima, Taluka Shirur, within the limits of Shirur Panchayat Samiti, Grampanchayat, District Pune

9. 9852649	Mr. Gorakh Bansude (Borrower), Mrs. Ash