

				Earnest Money Deposit (EMD):- Rs. 70,000/- (Rupees Seventy Thousand Only) Type of possession:- Physical
Description of the Immovable Property: All that piece and parcel of residential Property bearing Flat No.509, admeasuring area 299 Sq. Ft. i.e. 27.78 Sq. Mtrs. Along with terrace admeasuring area 43 Sq. Ft. i.e. 3.99 Mtrs. On the Fifth Floor, in Wing No. A6, along with One Two Wheeler Parking admeasuring 2 Sq. Mtrs. in the project known as " MAPLE SHELTERS URAULIKANCHAN-1 " out of the Land bearing Gate No. 751 and Gate No. 752 situated at Village, Shirwadwata Taluka, Haveli District Pune.				
13.	TCHHL02 780001100 086856	Mr. Vinay Rajshekhkar Handigol Mrs. Renuka R Handigol	Rs. 12,02,293/- (Rupees Twelve Lakh Two Thousand Two Hundred Ninety Three Only) 15-11-2022	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only) Earnest Money Deposit (EMD):- Rs. 99,000/- (Rupees Ninety Nine Thousand Only) Type of possession:- Physical
Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 6 on the Second Floor admeasuring area about 382 Sq. Ft. Carpet, its built up area 496 Sq. Ft. as Demarked in Map, in Wing No. 'C' in the project known as 'Sai Sanku' situated and lying and being at village Shirwadwadi in Registration Haveli and Tal. Haveli, Dist. Pune. Bounded :- East :- Part of Gat No. 49 West :- Internal Road in Gat No. 49 North :- Shirwadwadi Road South :- Part of Gat No. 49				
14.	9901642	Mr. Shashikanth Rajurkar Mrs. Chitra Rajurkar	Rs. 13,53,518/- (Rupees Thirteen Lakh Fifty Three Thousand Five Hundred Eighteen Only) 07-06-2023	Rs. 7,00,000/- (Rupees Seven Lakh Only) Earnest Money Deposit (EMD):- Rs. 70,000/- (Rupees Seventy Thousand Only) Type of possession:- Physical
Description of the Immovable Property: All that piece and parcel of immovable property bearing Flat / Unit No. 110 on First Floor admeasuring 275.02 Sq. Ft. i.e. 25.55 Sq. Mtrs. (total carpet area) of the said Building No. B3, in the Building known as 'Plyator Paud B', situated at Gat No. 218, 219, 220, 221 at village Paud, Tal. Mulshi, Dist. Pune.				
15.	9968802 & 10036547	Mr. Abhijeet Satish Kamble Mrs. Meena Satish Kamble	Rs. 10,43,376/- (Rupees Ten Lakh Fifty One Thousand Five Hundred and Twenty Seven Only) is due and payable by you under Agreement no. 9968802 and an amount of Rs. 19,174/- (Rupees Nineteen Thousand One Hundred and Seventy Four Only) is due and payable by you under Agreement no. 10036547, totalling to Rs. 10,62,550/- (Rupees Ten Lakh Sixty Two Thousand Five Hundred and Fifty Only) 15-02-2024	Rs. 7,90,000/- (Rupees Seven Lakh Ninety Thousand Only) Earnest Money Deposit (EMD):- Rs. 79,000/- (Rupees Seventy Nine Thousand Only) Type of possession:- Physical
Description of the Immovable Property: All that piece and parcel of the property bearing Flat / Unit No. 13 in Building No. A-3 admeasuring 355 Sq. Ft. i.e. 32.98 Sq. Mtrs. Carpet area, on 4TH Floor of the Building No. / Wing 'A' being constructed on the bearing Gat No. 289 admeasuring 11 H 54.80 Acres i.e. 15480 Sq. Mtrs. Out of 05 H 74 Acres out of 06 H 16 Acres situated at Majur Chikhale, Tal. Maval, Dist. Pune and within the limits of Jilha Parishad Pune within the limits of Sub Registrar Maval.				
16.	10026335 & 10156150	Mr. Umesh Sahebrao Randive Mrs. Meena Sahebrao Randive Mr. Sahebrao Rambhau Randive	Rs. 7,35,293/- (Rupees Seven Lakh Thirty Five Thousand Two Hundred Ninety Three Only) is due and payable by you under Agreement no. 10026335 and an amount of Rs. 34,420 /- (Rupees Thirty Four Thousand Four Hundred Twenty Only) is due and payable by you under Agreement no. 10156150 totalling to Rs. 7,69,713/- (Rupees Seven Lakh Sixty Nine Thousand Seven Hundred Thirteen Only) 02-06-2021	Rs. 5,00,000/- (Rupees Five Lakh Only) Earnest Money Deposit (EMD):- Rs. 50,000/- (Rupees Fifty Thousand Only) Type of possession:- Physical
Description of the Immovable Property: All that Immovable Property is one residential Flat no. 2 on First Floor in Building No. A-4 admeasuring Carpet area of Flat 355.00 Sq. Ft. i.e. 32.98 Sq. Mt. located in the Building No. Wing 'A', Majur Chikhale, Tal. Maval, Dist. Pune and within the limits of Jilha Parishad Pune within the limits of sub-registrar Maval.				
17.	TCHHL06 390001100 088786	Mr. Kanikram Mohi Chawan Mrs. Aneta Kanikram Chauhan	Rs. 11,57,310/- (Rupees Eleven Lakh Fifty Seven Thousand Three Hundred and Ten Only) 13-12-2023	Rs. 14,00,000/- (Rupees Fourteen Lakh Only) Earnest Money Deposit (EMD):- Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) Type of possession:- Physical
Description of the Immovable Property: All that piece and parcel of the property bearing Two Bedroom Hall Kitchen Residential Flat bearing No. M-104 admeasuring about Carpet area of 445 Sq. Ft. i.e. 41.32 Sq. Mtrs. including Enclosed Balcony & Open Balcony situated on the Stilt Floor "Level Z" Non Armenty View of the 'Wing M' in the scheme named "Pratham" to be constructed on the said property mentioned in the First Schedule and also Allotted Two Wheeler Parking Space. The said unit/Flat is more particularly shown in the plan. The said property situated at sub plot No. 2 out of Gat No. 1205/1C of village Talegaon Dhamdhare Taluaka Shiur, Dist. Pune, situated within the limits of Grampanchayat Talegaon Dhamdhare, Taluaka Panchayat Samiti, Shiur and Zilla Parishad, Pune.				
18.	9787655	Mr. Sandeep Pojari Mrs. Savitri Narayan Pujari	Rs. 10,26,107/- (Rupees Ten Lakh Twenty Six Thousand One Hundred Seven Only) 17-11-2022	Rs. 6,90,000/- (Rupees Six Lakh Ninety Thousand Only) Earnest Money Deposit (EMD):- Rs. 69,000/- (Rupees Sixty Nine Thousand Only) Type of possession:- Physical
Description of the Immovable Property: All that consisting of Flat No. 611 admeasuring area 275.02 Sq. Ft. i.e. 25.55 Sq. Mtrs. on Sixth Floor in Building No. 'A1' in the project known as 'Plyator Paud A' constructed on the land bearing Gat No. 222 (Old Gat No. 106/3 and Survey No. 305/3), Gat No. 223 (Old Gat No. 106/4 and Survey No. 305/4), Gat No. 224 (Old Gat No. 106/2 and Survey No. 305/2), Gat No. 225 (Old Gat No. 106/1 and Survey No. 305/1), Gat No. 226 (Old Gat No. 107/1 and Survey No. 306/1), Gat No. 230 (Old Gat No. 119/12 and Survey No. 311/12), situated at village Paud, Tal. Mulshi, Dist. Pune.				
19.	10010369	Mrs. Manisha Amikumar Mahanure. Mr. Amikumar Gundurao Mahanure	Rs. 6,07,597/- (Rupees Six Lakh Seven Thousand Five Hundred Ninety Seven Only) 20-09-2021	Rs. 3,00,000/- (Rupees Three Lakh Only) Earnest Money Deposit (EMD):- Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession:- Physical
Description of the Immovable Property: All that piece and parcel of the Schedule - A - All that piece and parcel of land forming nonagricultural land admeasuring 04 Hectare - 64 Ares all situated at village Ambi, Taluka Maval, District Pune as per the sanctioned layout plan of project known as "XbriaAmbi" lying and being village Ambi, Taluka Maval, District of Pune. Schedule - B - The Residential Flat admeasuring 14.86 Sq. Mtrs. (equivalent to 160 Sq. Ft.) carpet area bearing No. 201 situated on the Second Floor in 'A2' Building of the Complex to be known as 'XbriaAmbi' under construction on the land more particularly described in the First Schedule herein above written.				
20.	9980319	Mr. Javed Husen Mujawar (Borrower) Mrs. Jasmin Javed Mujawar (Co-borrower)	Rs. 8,53,809/- 09-July-2019	Rs. 3,00,000/- (Rupees Three Lakh Only) Earnest Money Deposit (EMD):- Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession:- Physical
Description of the Immovable Property: The Residential Flat admeasuring 19.23 Sq. Mtrs. (equivalent to 207 Sq. Ft.) Carpet area bearing No. 112 situate on the First Floor in 'A6' Building of the said Complex to be known as "XbriaAmbi" on the land admeasuring 04 Hectare - 64.5 Ares all situated at Village Ambi, Taluka Maval, District Pune				
21.	9909437	Mr. Sanjay Shirram Vishwakarma (Borrower) Mrs. Sundari Sanjay Vishwakarma (Co-borrower)	Rs. 1098407/- 22-07-2021	Rs. 3,00,000/- (Rupees Three Lakh Only) Earnest Money Deposit (EMD):- Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession:- Physical
Description of the Immovable Property: The Residential Flat admeasuring 19.97 Sq. Mtrs. (equivalent to 215 Sq. Ft.) carpet area bearing No. 711 situated on the Seventh Floor in 'A4' Building of the said Complex to be known as "XbriaAmbi" under construction on the land admeasuring 04 Hectare - 64.5 Ares all Situated at Village Ambi, Taluka Maval, District of Pune as per the sanctioned layout plan of project known as "XbriaAmbi" lying and being village Ambi, Taluka Maval, District of Pune.				
22.	9862589	Mr. Vikram Dey (Borrower), Mrs. Urvasi Vikram Dey (Co-borrower)	Rs. 601355/- 24-07-2021	Rs. 3,00,000/- (Rupees Three Lakh Only) Earnest Money Deposit (EMD):- Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession:- Physical
Description of the Immovable Property: The Residential Flat admeasuring 14.59 Sq. Mtrs. (equivalent to 157 Sq. Ft.) carpet area bearing No. 510 situated on the Fifth Floor in 'A2' Building of the said complex to be known as "XbriaAmbi" under construction on the land admeasuring 04 Hectare - 64.5 Ares all situated at village Ambi, Taluka Maval, District Pune as per the sanctioned layout plan of project known as "XbriaAmbi" lying and being village Ambi, Taluka Maval, District of Pune.				
23.	9976981	Mrs. Sonali Rahul Unde (Borrower) Mr. Rahul Suryabhan Unde (Co-borrower)	Rs. 9,14,066/- 27.04.02021	Rs. 3,00,000/- (Rupees Three Lakh Only) Earnest Money Deposit (EMD):- Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession:- Physical
Description of the Immovable Property: All That Piece And Parcel Of Immovable Property Bearing Flat No 614, 6th Floor, Building No. A/4, Admeasuring 19.32 Sq. Meters, (Equivalent To 208 Sq. Feet) Along With Undivided Share In The Land Of Road & C.O.P. In The Scheme Known As 'Xbria Ambi' , Situate At Gat No.36, 37, 39, 40 & 339, Total Admeasuring 46450.00 Sq. Meters, Of Vil: Ambi, Ta: Maval, Dis: Pune, Maharashtra-410507.				
24.	9933630	Mrs. Surekha Yadav Ingale (Borrower) Mr. Yadav Rama Ingale (Coborrower)	Rs. 4,94,439/- 26.04.2021	Rs. 3,00,000/- (Rupees Three Lakh Only) Earnest Money Deposit (EMD):- Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession:- Physical
Description of the Immovable Property: All That Piece And Parcel Of Immovable Property Bearing Flat No. 221, On The 2nd Floor Of Building No. B2, Admeasuring 15.33 Sq. Meters, (Equivalent To 165 Sq. Ft.), In The Scheme Known As 'Xbria Ambte', Situated At Gat No. 240, Total admeasuring 8.65 Acres, paik 2 He. 91.36 Acres, of Moje Vill : Jambhul, Ta : Maval, Di : Pune. Bounded As Follows :- East By :- Survey No. 192, West By :- Survey No. 174, North By :- X Survey No. 178, South By :- Access Road.				
At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: NOTE: The E-auction of the properties will take place through portal https://BidDeal.in on 29-08-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.				
Terms and Condition :- 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mistatement or omission in this proclamae. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RGTPS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 21-08-2025 between 11 AM to 5.00 PM. with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities ares of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ValueTrust Capital Services Private Limited, 585 Hasting Colony, VIP Nagar, Anandapur, Kolkata 700 100 through its coordinators, Auction.Manager@BidDeal.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsAp Number - 9999078693 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website https://surl.lbxymxj for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html				
Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.				
Place : Pune Date : 11-08-2025		Sd/-, Authorised Officer, Tata Capital Housing Finance Ltd.		