



## TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ghatkopar Kadam Marg, Lower Parel, Mumbai - 400013.  
 Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Ayaanti 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. (TCFL), the Possession of which has been taken by the Authorised Officer of TCFL, will be sold on 25-09-2025 as "As 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 PM on the 25-09-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCFL or before 24-09-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Ayaanti 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 Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on	18	9966214	Mr. PANKAJ BALASO NALWADE (Borrower) Mrs. TANUJA PANKAJ NALWADE (Coborrower)	Rs. 9,48,670/- ..... 28.04.2021	Rs. 4,00,000/- (Rupees Four Lakh Only) Earnest Money Deposit (EMD): - Rs. 40,000/- (Rupees Forty Thousand Only) Type of possession: - Physical	Rs. 20011105/- (Rupees Twenty Lakh One Thousand One Hundred Five Only) ..... 02-09-2025
1	TCHHL028 200010008 4775	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) Earnest Money Deposit (EMD): - Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession: - Physical	Rs. 1243276/- (Rupees Twelve Lakh Forty Three Thousand Two Hundred Sixty Seven Only) ..... 02-09-2025	19	9861472	MR. RANJEET DNYANOBA VEER (Borrower) MRS. SHOBHA DNYANOBA VEER (Coborrower)	Rs. 7,95,425/- ..... 29.04.2021	Rs. 3,00,000/- (Rupees Three Lakh Only) Earnest Money Deposit (EMD): - Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession: - Physical	Rs. 1640383/- (Rupees Sixteen Lakh Forty Thousand Three Hundred Eighty Three Only) ..... 02-09-2025
<b>Description of the Immovable:</b> 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 "Xrbia Ambi" under construction on the land admeasuring 04 Hectare 64.5 Ares. Gut No. 36, 37, 39, 40, 339 situated at village Ambi, Taluka Maval, District Pune.											
2	10010369	MRS. MANISHA AMITKUMAR MAHANURE, MR. AMITKUMAR 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	Rs. 1053224/- (Rupees Ten Lakh Fifty Three Thousand Two Hundred Twenty Four Only) ..... 02-09-2025	20	9922743	MS. SHUBHKAMNA K MRS. MANJULATA KISHOREKUMAR CHAUHAN	Rs. 5,91,950/- (Rupees Five Lakh Ninety One Thousand Nine Hundred and Fifty Only) ..... 11-06-2024	Rs. 3,00,000/- (Rupees Three Lakh Only) Earnest Money Deposit (EMD): - Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession: - Physical	Rs. 78825/- (Rupees Seven Lakh Eighty Eight Thousand Eight Hundred Twenty Five Only) ..... 02-09-2025
<b>Description of the Immovable Property:</b> All that piece and parcel of the Schedule - A- All that piece and parcel of land forming nonagricultural land admeasuring 04 Hectare - 64.5 Are all situated at village Ambi, Taluka Maval, District Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" lying and being village Ambi, Taluka Maval, District of Pune. <b>Schedule - B-</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 "Xrbia Ambi" under construction on the land more particularly described in the First Schedule herein above written.											
3	9980319	MR. JAVED HUSEIN MUJAWAR (Borrower) MRS. JASMIN JAVED MUJAWAR (Co-borrower)	Rs. 8,53,609/- ..... 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	Rs. 2027634/- (Rupees Twenty Lakh Twenty Seven Thousand Six Hundred Thirty Four Only) ..... 02-09-2025	21	9570460 & TCHIN0639 000100063 817	MR. SWAPNIL POPAT ADHAV MRS. POPAT RAGHU ADHAV MRS. POOJA SWAPNIL ADHAV	Rs. 942258/- (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) — 12-10-2023	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only) Earnest Money Deposit (EMD): - Rs. 55,000/- (Rupees Fifty Five Thousand Only) Type of possession: - Physical	Rs. 1254359/- (Rupees Twelve Lakh Fifty Four Thousand Three Hundred Fifty Nine Only) is due and payable by you under Agreement no. TCHIN0639000100063817 totalling to Rs. 1433257/- (Rupees Fourteen Lakh Thirty Three Thousand Two Hundred Fifty Seven Only) — 02-09-2025
<b>Description of the Immovable Property:</b> All that piece and parcel of the Schedule - A- All that piece and parcel of land forming nonagricultural land admeasuring 04 Hectare - 64.5 Are all situated at village Ambi, Taluka Maval, District Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" under construction on the land more particularly described in the First Schedule herein above written.											
4	9909437	MR. SANJAY SHRIRAM 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	Rs. 2594508/- (Rupees Twenty Five Lakh Ninety Four Thousand Five Hundred Eight Only) ..... 02-09-2025	22	9475964	MR. MADHUP DARSHAN JOSHI MRS. TARA JOSHI	Rs. 11,31,316/- (Rupees Eleven Lakh Thirty Two Thousand Three Hundred Sixteen Only) — 14-10-2021	Rs. 5,00,000/- (Rupees Five Lakh Only) Earnest Money Deposit (EMD): - Rs. 50,000/- (Rupees Fifty Thousand Only) Type of possession: - Physical	Rs. 2014057/- (Rupees Twenty Lakh Fourteen Thousand Fifty Seven Only) ..... 02-09-2025
<b>Description of the Immovable Property:</b> 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 "Xrbia Ambi" under construction on the land admeasuring 04 Hectare - 64.5 Are all situated at Village Ambi, Taluka Maval, District of Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" lying and being village Ambi, Taluka Maval, District of Pune.											
5	9862589	MR. VIKRAM DEY (Borrower), MRS. URVASHI 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	Rs. 1234094/- (Rupees Twelve Lakh Thirty Four Thousand Ninety Four Only) ..... 02-09-2025	23	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) Earnest Money Deposit (EMD): - Rs. 40,000/- (Rupees Forty Thousand Only) Type of possession: - Physical	Rs. 3574773/- (Rupees Thirty Five Lakh Seventy Four Thousand Seven Hundred Seventy Three Only) ..... 02-09-2025
<b>Description of the Immovable Property:</b> 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 "Xrbia Ambi" under construction on the land admeasuring 04 Hectare - 64.5 Are all situated at village Ambi, Taluka Maval, District Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" lying and being village Ambi, Taluka Maval, District of Pune.											
6	9976981	Mrs. Sonali Rahul Unde (Borrower) Mr. Rahul Suryabhan Unde (CO-BORROWER)	Rs. 9,14,066/- ..... 27.04.2021	Rs. 3,00,000/- (Rupees Three Lakh Only) Earnest Money Deposit (EMD): - Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession: - Physical	Rs. 1896999/- (Rupees Eighteen Lakh Ninety Six Thousand Nine Hundred Ninety Nine Only) ..... 02-09-2025	24	TCHHL027 800010007 6075 & TCHHF027 900010007 5094	MR. SHASHIKANT KANTHE MRS. VIJAYA VITTHAL KANTHE MRS. ASHWINI SHASHIKANT KANTHE	Rs. 584734/- (Rupees Five Lakh Eighty Four Thousand Seven Hundred Thirty Four Only) is due and payable by you under Agreement no. TCHHL0278000100076075 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. TCHHF0279000100075094 totalling to Rs. 933198/- (Rupees Nine Lakh Thirty Eight Thousand One Hundred Ninety Eight Only) — 22-10-2022	Rs. 7,20,000/- (Rupees Seven Lakh Twenty Thousand Only) Earnest Money Deposit (EMD): - Rs. 72,000/- (Rupees Seventy Two Thousand Only) Type of possession: - Physical	Rs. 550900/- (Rupees Five Lakh Fifty Thousand Nine Hundred Only) is due and payable by you under Agreement no. TCHHF0279000100075094 and an amount of Rs. 971803/- (Rupees Nine Lakh Seventy One Thousand Eight Hundred Three Only) is due and payable by you under Agreement no. TCHHL0278000100076075 totalling to Rs. 1522703/- (Rupees Fifteen Lakh Twenty Two Thousand Seven Hundred Three Only) — 02-09-2025
<b>Description of the Immovable Property:</b> 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 "Xrbia Ambi", Situate At Gut No.36, 37, 39, 40 & 339, Total Admeasuring 46450.00 Sq. Meters, Of Villi: Ambi, Tal: Maval, Dis: Pune, Maharashtra-410507.											
7	9933630	Mrs. Surekha Yadav Ingale (Borrower) Mr. Yadav Rama Ingale (Co-borrower)	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	Rs. 1174295/- (Rupees Eleven Lakh Seventy Four Thousand Two Hundred Ninety Five Only) ..... 02-09-2025	25	10582009 & TCHIN0639 000100065 540	MR. VIJAY PRAFULLA POTNIS MRS. PRITI VIJAY POTNIS	Rs. 2084897/- (Rupees Twenty Lakh Eighty Four Thousand Eight Hundred Ninety Seven Only) is due and payable by you under Agreement no. 10582009 and an amount of Rs. 62539/- (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. 16,40,000/- (Rupees Sixteen Lakh Forty Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,64,000/- (Rupees One Lakh Sixty Four Thousand Only) Type of possession: - Physical	Rs. 2572479/- (Rupees Twenty Five Lakh Seventy Two Thousand Four Hundred Seventy Nine Only) is due and payable by you under Agreement no. 10582009 and an amount of Rs. 97132/- (Rupees Ninety Seven Thousand One Hundred Thirty Two Only) is due and payable by you under Agreement no. TCHIN0639000100065540 totalling to Rs. 2696911/- (Rupees Twenty Six Lakh Sixty Nine Thousand Six Hundred Eleven Only) — 02-09-2025
<b>Description of the Immovable Property:</b> 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 "Xrbia Ambi", Situated At Gut No. 240, Total Admeasuring 8.65 Ares, palik 2 He. 91.36 Ares, of Moje Vill: Jambhal, Ta: Maval, Di: Pune. <b>Bounded As Follows:</b> East By: Survey No. 192, West By: Survey No. 178, North By: Survey No. 178, South By: Access Road.											
8	TCHHL027 800010007 4341	MRS. AMBIKA DHONDIRAM SUTAR MR. SAMBHAI SHANKAR SUTAR	Rs. 10,19,892/- (Rupees Ten Lakh Nineteen Thousand Eight Hundred Ninety Two Only) ..... 08-04-2022	Rs. 3,00,000/- (Rupees Three Lakh Only) Earnest Money Deposit (EMD): - Rs. 30,000/- (Rupees Thirty Thousand Only) Type of possession: - Physical	Rs. 1620384/- (Rupees Sixteen Lakh Twenty Thousand Three Hundred Eighty Four Only) ..... 02-09-2025	26	9604038	MRS. MANISHA VIJAY BHANDARE (BORROWER) MR. VIJAY BABAN BHANDARE (CO-BORROWER)	Rs. 14,58,717/- ..... 10th February, 2020	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	Rs. 2930051/- (Rupees Twenty Nine Lakh Thirty Thousand Fifty One Only) ..... 02-09-2025
<b>Description of the Immovable Property:</b> Schedule - A- All that piece and parcel of land forming nonagricultural land admeasuring 2 Hectares 91.36 Ares bearing Gat No. 240 out of land totally admeasuring 8 Hectares 65 Ares as per the sanctioned layout plan of project known as "Xrbia Abode" lying and being village Jambhal, Taluka Maval District of Pune and within the limits of the Zilla Parishad village Jambhal and Grampanchayat village Jambhal the same is bounded as follows: <b>On or towards the East:</b> Survey No. 174, <b>On or towards the West:</b> Survey No. 186 and 192, <b>On or towards the North:</b> Survey No. 176 and 178. <b>Schedule - B-</b> The Residential Flat admeasuring 23.97 Sq. Mtrs. (equivalent											