



## 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 Avanti Residency, Abhinav 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 28-11-2025 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 date 28-11-2025. 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 27-11-2025 at 5.00 P.M. at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avanti Residency, Abhinav 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)/ Representative/ Guarantor(s)	Reserve Price	Outstanding as on	Date of Demand Notice	16. 9861472 Mr. Ranjeet Dnyanoba Veer (Borrower)	Rs. 7,95,425/- 29.04.2021	Rs. 3,00,000/- (Rupees Three Lakh Only) <b>Earnest Money Deposit (EMD)</b> :- Rs. 30,000/- (Rupees Thirty Thousand Only) <b>Type of possession:-</b> Physical	Rs. 16,75670/- (Rupees Sixteen Lakh Seventy Five Thousand Eight Hundred Seventy Only) 31-10-2025
<b>Description of the Immovable Property:</b> The Residential Flat admeasuring 15.33 Sq. Mtrs. (equivalent to 165 Sq. Ft.) carpet area bearing No. 523 situate on the Fifth Floor in "D1" Building of the said complex to be known as "Xbia Aboe" constructed on land forming non agricultural land admeasuring 2 Hectares 91.36 Ares bearing Gat No. 240 out of land totally admeasuring 8 Hectares 65 Acres as per the sanctioned layout plan of the project known as "Xbia Aboe" lying and being village Jambul, Taluka Maval District of Pune and within the limits of the Zilla Parishad village Jambul and Grampanchayat village Jambul. <b>On or towards the East:</b> Survey No. 192, <b>On or towards the South :</b> Access Road, <b>On or towards the West :</b> Survey No. 174, <b>On or towards the North :</b> Survey No. 178.									
1. TCHHF02 79000108 08472 & 084831 Mr. Nikhil Chhatrabhuparekh & Mr. Mukesh Chhatrabhuparekh Mr. Ashwin Chhatrabhuparekh Mis. Jayshree Thread Company Mr. Sameer Chhatrabhuparekh	Rs. 1,19,70,735/- (Rupees One Crore Nineteen Lakh Seventy Thousand Seven Hundred and Thirty Five Only)	Rs. 2,70,00,000/- (Rupees Two Crore Seventy Lakh Only) <b>Earnest Money Deposit (EMD)</b> :- Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only) <b>Type of possession:-</b> Physical	Rs. 130,2942/- (Rupees One Crore Thirty Lakh Twenty Nine Thousand Four Hundred Twenty Two Only) is due and payable by you under Agreement no. TCHHF0279000100084722 and an amount of Rs. 33,46,452/- (Rupees Thirty Three Lakh Forty Six Thousand Four Hundred and Fifty Two Only) is due and payable by you under Agreement no. TCHHF0279000100084831 totalling to Rs. 1,53,17,187/- (Rupees One Crore Thirty Three Lakh Seventeen Thousand One Hundred and Eighty Seven Only) 15-04-2025	Rs. 1,30,2942/- (Rupees One Crore Thirty Lakh Twenty Nine Thousand Four Hundred Twenty Two Only) is due and payable by you under Agreement no. TCHHF0279000100084831 totalling to Rs. 16,68818/- (Rupees One Crore Six Lakh Eighty Eight Thousand Eight Hundred Eighteen Only) 31-10-2025	Rs. 6,75,942/- (Rupees Six Lakh Seventy Five Thousand Nine Hundred Forty Two Only) 28-04-2021	Rs. 4,90,000/- (Rupees Four Lakh Ninety Thousand Only) <b>Earnest Money Deposit (EMD)</b> :- Rs. 49,000/- (Rupees Forty Nine Thousand Only) <b>Type of possession:-</b> Physical	Rs. 12,55499/- (Rupees Twelve Lakh Fifty Five Thousand Four Hundred Eighty Nine Only) 31-10-2025		
<b>Description of the Immovable Property:</b> All that piece and parcel of Immovable property bearing Flat No. 3 in the 4TH Lane of the Society, situated at CTNS No. 64/C, Sangam wadi, Pune-Bombay Road, Shivaji Nagar, Pune - 5, Dist. Pune and within the limits of Pune Municipal Corporation, admeasuring an area of Approx 223 Sq. Mtrs. Alongwith the appurtenances thereto including rights of users of the common areas and facilities <b>Bounded - East :</b> - Society Road, <b>West :</b> - Plot No. C-6, North : - Plot No. C-17, South : - Plot No. C-15.									
<b>Disclosure :-</b> Securitisation Application filed by the Borrower against TCHFL (SA/845/2025) is pending before DRT, Pune. No stay order is passed against TCHFL in the said case. The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.									
2. 10422078 & 1094500 & TCHHF02 79000100 135208 & TCHIN06 39000100 234976 Mr. Jay Deep Tanna & Zamandas Tanna Mrs. Neeta Pradeep Tanna	Rs. 9,56,255/- (Rupees Nine Lakh Fifty Six Thousand Two Hundred and Twenty Five Only) is due and payable by you under Agreement no. 10422078 and an amount of Rs. 16,73,736/- (Rupees Sixteen Lakh Seven Thousand Seven Hundred and Thirty Six Only) is due and payable by you under Agreement no. 10094500 an amount of Rs. 5,53,384/- (Rupees Five Lakh Thirty Three Thousand Three Hundred and Eighty Four Only) is due and payable by you under Agreement no. TCHHF0279000100135206 and an amount of Rs. 9,4,295/- (Rupees Nine Lakh Forty Four Thousand Two Hundred and Ninety Five Only) is due and payable by you under Agreement no. TCHIN0639000100234976 totalling to Rs. 40,61,640/- (Rupees Forty Lakh Sixty One Thousand Six Hundred and Forty Only) 08-04-2025	Rs. 37,00,000/- (Rupees Thirty Seven Lakh Only) <b>Earnest Money Deposit (EMD)</b> :- Rs. 3,70,000/- (Rupees Three Lakh Seven Thousand Only) <b>Type of possession:-</b> Symbolic	Rs. 16,396989/- (Rupees Sixteen Lakh Thirty Nine Thousand Eight Hundred Ninety Eight Only) is due and payable by you under Agreement no. 10094500 and an amount of Rs. 9,92021/- (Rupees Nine Lakh Ninety Two Thousand Twenty One Only) is due and payable by you under Agreement no. 10422078 and an amount of Rs. 56,7761/- (Rupees Five Lakh Sixty Seven Thousand Seven Hundred Sixty One Only) is due and payable by you under Agreement no. TCHHF0279000100135206 and an amount of Rs. 9,55178/- (Rupees Nine Lakh Ninety Five Thousand One Hundred Seventy Eight Only) is due and payable by you under Agreement no. TCHIN0639000100234976 totalling to Rs. 41,94858/- (Rupees Forty One Lakh Ninety Four Thousand Eight Hundred Fifty Eight Only) 31-10-2025	Rs. 16,396989/- (Rupees Sixteen Lakh Thirty Nine Thousand Eight Hundred Ninety Eight Only) is due and payable by you under Agreement no. 10094500 and an amount of Rs. 9,92021/- (Rupees Nine Lakh Ninety Two Thousand Twenty One Only) is due and payable by you under Agreement no. 10422078 and an amount of Rs. 56,7761/- (Rupees Five Lakh Sixty Seven Thousand Seven Hundred Sixty One Only) is due and payable by you under Agreement no. TCHHF0279000100135206 and an amount of Rs. 9,55178/- (Rupees Nine Lakh Ninety Five Thousand One Hundred Seventy Eight Only) is due and payable by you under Agreement no. TCHIN0639000100234976 totalling to Rs. 41,94858/- (Rupees Forty One Lakh Ninety Four Thousand Eight Hundred Fifty Eight Only) 31-10-2025	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) <b>Earnest Money Deposit (EMD)</b> :- Rs. 30,000/- (Rupees Thirty Thousand Only) <b>Type of possession:-</b> Physical	Rs. 10,7398/- (Rupees Ten Lakh Seventy Three Thousand Nine Hundred Eighty Eight Only) 31-10-2025		
<b>Description of the Immovable Property:</b> All that piece and parcel of the Plot No. C 16 in the 4TH Lane of the Society, situated at CTNS No. 64/C, Sangam wadi, Pune-Bombay Road, Shivaji Nagar, Pune - 5, Dist. Pune and within the limits of Pune Municipal Corporation, admeasuring an area of Approx 223 Sq. Mtrs. Alongwith the appurtenances thereto including rights of users of the common areas and facilities <b>Bounded - East :</b> - Society Road, <b>West :</b> - Plot No. C-6, North : - Plot No. C-17, South : - Plot No. C-15.									
<b>Disclosure :-</b> Securitisation Application filed by the Borrower against TCHFL (SA/845/2025) is pending before DRT, Pune. No stay order is passed against TCHFL in the said case. The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.									
3. 10582005 & 10582006 Mr. Vijay Prafulla 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. 10582005 and an amount of Rs. 6,2539/- (Rupees Sixty Two Thousand Five Hundred Thirty Nine Only) is due and payable by you under Agreement no. TCHIN0639000100065540 totalling to Rs. 21,47436/- (Rupees Twenty One Lakh Forty Seven Thousand Four Hundred Thirty Six Only) 09-04-2025	Rs. 15,00,000/- (Rupees Fifteen Lakh Only) <b>Earnest Money Deposit (EMD)</b> :- Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) <b>Type of possession:-</b> Physical	Rs. 26,66658/- (Rupees Twenty Six Lakh Forty Six Thousand Six Hundred Fifty Eight Only) is due and payable by you under Agreement no. 10582005 and an amount of Rs. 98564/- (Rupees Ninety Eight Thousand Five Hundred Four Only) is due and payable by you under Agreement no. 10094500 and an amount of Rs. 6,2539/- (Rupees Sixty Two Thousand Five Hundred Thirty Nine Only) is due and payable by you under Agreement no. TCHIN0639000100065540 totalling to Rs. 27,45222/- (Rupees Twenty Seven Lakh Forty Five Thousand Two Hundred Twenty Two Only) 31-10-2025	Rs. 16,396989/- (Rupees Sixteen Lakh Thirty Nine Thousand Eight Hundred Ninety Eight Only) is due and payable by you under Agreement no. 10094500 and an amount of Rs. 9,92021/- (Rupees Nine Lakh Ninety Two Thousand Twenty One Only) is due and payable by you under Agreement no. 10422078 and an amount of Rs. 56,7761/- (Rupees Five Lakh Sixty Seven Thousand Seven Hundred Sixty One Only) is due and payable by you under Agreement no. TCHHF0279000100135206 and an amount of Rs. 9,55178/- (Rupees Nine Lakh Ninety Five Thousand One Hundred Seventy Eight Only) is due and payable by you under Agreement no. TCHIN0639000100234976 totalling to Rs. 41,94858/- (Rupees Forty One Lakh Ninety Four Thousand Eight Hundred Fifty Eight Only) 31-10-2025	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) <b>Earnest Money Deposit (EMD)</b> :- Rs. 30,000/- (Rupees Thirty Thousand Only) <b>Type of possession:-</b> Physical	Rs. 10,80127/- (Rupees Eight Lakh Four Thousand Two Hundred Seventeen Only) 31-10-2025		
<b>Description of the Immovable Property:</b> All that piece and parcel of the property bearing Flat No. 103 admeasuring carpet area of 77.57 Sq. Mtrs. Situated on First Floor of the Building style as Bhaloda Centre situated at C. T. S. No. 72 and 73 totally admeasuring an area of 753 Sq. Mtrs. within the Registration Sub Dist. Taluka Haveli, Dist. Pune and within the limits of Zilla Parishad Pune and Grampanchayat Mojre Uruli Kanchan Puna.									
<b>Disclosure :-</b> Securitisation Application filed by the Borrower against TCHFL (SA/845/2025) is pending before DRT, Pune. No stay order is passed against TCHFL in the said case. The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.									
4. 9460505 Mr. Roshan Vasantara Nandekar (Borrower)	Rs. 20,61,726/- 16th September, 2019	Rs. 11,00,000/- (Rupees Ten Lakh Eleven Thousand Only) <b>Earnest Money Deposit (EMD)</b> :- Rs. 1,01,000/- (Rupees One Lakh One Thousand One Hundred Only) <b>Type of possession:-</b> Physical	Rs. 50,88220/- (Rupees Fifty Lakh Eighty Eight Thousand Six Hundred Fifty Eight Only) is due and payable by you under Agreement no. 10582009 and an amount of Rs. 98564/- (Rupees Ninety Eight Thousand Five Hundred Four Only) is due and payable by you under Agreement no. 10094500 and an amount of Rs. 6,2539/- (Rupees Sixty Two Thousand Five Hundred Thirty Nine Only) is due and payable by you under Agreement no. TCHIN0639000100065540 totalling to Rs. 21,47436/- (Rupees Twenty One Lakh Forty Seven Thousand Four Hundred Thirty Six Only) 31-10-2025	Rs. 50,88220/- (Rupees Fifty Lakh Eighty Eight Thousand Six Hundred Twenty Only) 31-10-2025	Rs. 5,85,897/- (Rupees Five Lakh Eighty Five Thousand Eight Hundred Ninety Seven Only) 16-12-2022	Rs. 3,00,000/- (Rupees Three Lakh Only) <b>Earnest Money Deposit (EMD)</b> :- Rs. 30,000/- (Rupees Thirty Thousand Only) <b>Type of possession:-</b> Physical	Rs. 10,70586/- (Rupees Ten Lakh Seventy Five Thousand Eight Hundred Sixty Only) 31-10-2025		
<b>Description of the Immovable Property:</b> All that piece and parcel of the The Residential Flat admeasuring 31.27 Sq. Mtrs. Carpet area of Flat bearing No. 902 situated on the Ninth Floor in Building "B" of the Housing Complex to be known as "Kalaash" under construction on the land more particularly describe in the first schedule herein above written (with exclusive right of user of the open terrace at eye level admeasuring 3.60 Sq. Mtrs. And with exclusive enclosed Balcony admeasuring 6.42 Sq. Mtrs. And with exclusive Balcony/Dry Balcony admeasuring 2.62 Sq. Mtrs. Carpet area appurtenant thereto) and which Flat together with Open Terrace at eye level on the attached Floor Plan. Out of Gat No. 449 (old Survey No. 59, Hissa No. 1, 14), Gat No. 604 (old Survey No. 84, Hissa No. 3) and Gat No. 605 (old Survey No. 84, Hissa No. 2), village Kasar Amboli, Taluka Mulshi, within the limits of Zilla Parishad Pune and Grampanchayat.									
<b>Disclosure :-</b> Securitisation Application filed by the Borrower against TCHFL (SA/845/2025) is pending before DRT, Pune. No stay order is passed against TCHFL in the said case. The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.									
5. 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) <b>Earnest Money Deposit (EMD)</b> :- Rs. 79,000/- (Rupees Seven Thousand Only) <b>Type of possession:-</b> Physical	Rs. 29,86624/- (Rupees Twenty Nine Lakh Eighty Six Thousand Six Hundred Twenty Four Only) 31-10-2025	Rs. 29,86624/- (Rupees Twenty Nine Lakh Eighty Six Thousand Six Hundred Twenty Four Only) 31-10-2025	Rs. 6,01355/- 24-07-2021	Rs. 3,00,000/- (Rupees Three Lakh Only) <b>Earnest Money Deposit (EMD)</b> :- Rs. 30,000/- (Rupees Thirty Thousand Only) <b>Type of possession:-</b> Physical	Rs. 12,62249/- (Rupees Twelve Lakh Sixty Two Thousand Two Hundred Forty Nine Only) 31-10-2025		
<b>Description of the Immovable Property:</b> All that piece and parcel of the Flat No. 405, on the 4TH Floor, in the "Indrayani Heights Phase II" Scheme, at village Koregaon Bhima, Taluka Shriram, within the limits of Shriram Panchayat Samiti, Grampanchayat, District Pune.									
6. 9541615 Mr. Poonam Santosh Jadhav (Borrower) Mr. Santosh Bhim Rao Jadhav (Co-Borrower)	Rs. 13,09,861/- 30-04-2021	Rs. 7,00,000/- (Rupees Seven Lakh Only) <b>Earnest Money Deposit (EMD)</b> :- Rs. 70,000/- (Rupees Seventy Thousand Only) <b>Type of possession:-</b> Physical	Rs. 2349319/- (Rupees Twenty Three Lakh Forty Nine Thousand Three Hundred Nineteen Only) 31-10-2025	Rs. 50,88220/- (Rupees Fifty Lakh Eighty Eight Thousand Two					