



# TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, Mumbai - 400013.  
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha i-Think Techno Campus, Building 'A' 4th Floor, Off Pokhran Road No.2, Behind TCS, Thane(W) 400 607

### 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 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 Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) in particular 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 22-12-2023 on "As is where is" and "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 said 22-12-2023. 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 21-12-2023 till 5.00 PM. at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Lodha i-Think Techno Campus, Building 'A' 4th Floor, Off Pokhran Road No.2, Behind TCS, Thane (W) 400 607.

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 and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession
1	TCHHL063600 0100060683 TCHIN063600 0100060769	Mr. Mayur Nagindas Shah Mrs. Hansa Nagindas Shah, M/s. DB Enterprises NX	Rs. 80,56,113 /- (Rupees Eighty Lakhs Fifty Six Thousand One Hundred and Thirteen Only) is due and payable by you under loan account No. TCHHL0636000100060683, and an amount of Rs. 3,89,277 /- (Rupees Three Lakhs Eighty Nine Thousand Two Hundred and Seventy Seven Only) is due and payable by you under the loan account number TCHIN0636000100060769 i.e. totalling to an amount of Rs. 84,45,390 /- (Rupees Eighty Four Lakhs Forty Five Thousand Three Hundred and Ninety Only)	Rs. 13,06,600/- (Rupees One Crore Thirteen Lakh Six Thousand Six Hundred Sixty Only)	Rs. 13,06,600/- (Rupees Thirteen Lakh Six Thousand Six Hundred Sixty Only)	Symbolic

**Description of the Immovable Property:** Property 1 - 1. A Flat bearing Flat No. 501, admeasuring about 375 Sq. Ft. Built Up area on the Fifth Floor in the building known as Samarth Kripa of Mulund Sant Ramdas S.R.A. Co-Op. Hsg. Soc. Ltd., constructed in the year 2018, situated at Sant Ramdas Road, Mulund (East), Mumbai-400081, bearing CTS Nos. 890, 890/1, to 890/11 of Village Mulund East, Taluka Kurla, District Mumbai Suburban Registration District, and Sub District of Mumbai City and Mumbai Suburban District within the limit of T' Ward.  
Property 2 - 2. A Flat bearing Flat No. 502, admeasuring about 325 Sq. Ft. Built Up Area on the Fifth Floor, in the Building known as Samarth Kripa of Mulund Sant Ramdas S.R.A. Co-Op. Hsg. Soc. Ltd., constructed in the year 2018, situated at Sant Ramdas Road, Mulund (East), Mumbai-400081, bearing CTS Nos. 890, 890/1, to 890/11 of Village Mulund East, Taluka Kurla, District Mumbai Suburban Registration District, and Sub District of Mumbai City and Mumbai Suburban District within the limit of T' Ward

2	10456686 & 10453721 & 10461595 & 10461551	MR. KALIMMOHD AYUB KHAN MR. SHABAZ KALIM KHAN MRS. REHANAPARVEEN KALIM KHAN	Rs. 1281768 /- (Rupees Twelve Lakh Eighty One Thousand Seven Hundred Sixty Eight Only) is due and payable by you under Agreement no. 10453721 and an amount of Rs. 2633981/- (Rupees Twenty Six Lakh Thirty Three Thousand Nine Hundred Eighty One Only) is due and payable by you under Agreement no. 10456686 and an amount of Rs. 20134/- (Rupees Twenty Thousand One Hundred Thirty Four Only) is due and payable by you under Agreement no. 10461551 and an amount of Rs. 26704/- (Rupees Twenty Six Thousand Seven Hundred Four Only) is due and payable by you under Agreement no. 10461595 totalling to Rs. 3962587/- (Rupees Thirty Nine Lakh Sixty Two Thousand Five Hundred Eighty Seven Only)	Flat No. 05 - Rs. 1204694/- And Flat No. 105 & Flat No. 106 Rs. 2506932/-	Flat No. 05 - Rs. 1204694/- And Flat No. 105 & Flat No. 106 Rs. 2506932/-	Physical
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**Description of the Immovable Property:** 1) Flat No. 05, in C Wing, On Ground Floor, admeasuring at about 360 sq. feet (Built up area), 257 Sq. Feet Carpet Area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhori", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat  
2) Flat No. 105, in C Wing, on the first floor, admeasuring about 360 Sq. Ft. (Built up area), (257 Sq. Ft. Carpet area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhori", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat  
3) Flat No. 106, in C Wing, on First Floor, admeasuring at about 405 Sq. Ft. (Built up area), (289 Sq. Ft. Carpet area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhori", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat.

3	10617523	Mr. Mangesh Yashwant Mayekar Mrs. Meehana Mangesh Mayekar	Rs. 29,61,415/- (Rupees Twenty Nine Lakh Sixty One Thousand Four Hundred Fifteen Only)	Rs. 41,90,500/- (Rupees Four Lakh Nineteen Thousand Fifty Only)	Rs. 41,90,500/- (Rupees Four Lakh Nineteen Thousand Fifty Only)	Symbolic
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**Description of the Immovable Property:** All The Piece And Parcel Of Immovable Property Bearing Flat No. 401, On The 4th floor, Admeasuring About 36.035 Sq. Mts In The Said Building Known As "Swastik Residency", Situate at Plot No. 165, Sector-23, Moje: Uwe, Taluka, Panvel, Dist. Raigad, Navi Mumbai.

4	10635097	MR. HARAK HARI SINGH MRS. LAKSHMI HARAK SINGH	Rs. 10,30,668/- (Rupees Ten Lakh Thirty Thousand Six Hundred Sixty Eight Only)	Rs. 10,73,800/- (Rupees Ten Lakh Seven Thousand Three Hundred Eighty Only)	Rs. 1,07,380/- (Rupees One Lakh Seven Hundred Eighty Only)	Physical
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**Description of the Immovable Property:** All that piece and parcel of the FLAT NO.201, ADMESURING AREA 295 SQ. FT. CARPET ON 2ND FLOOR, BLDG NO. A/6, SAMRUDDHI COMPLEX, VILLAGE GARPOLI OFF KARJAT BADLAPUR HIGHWAY, KARJAT - 410201 (SURVEY NO. 63/2A, 2B, 2C, 2D, 2E, 5.64/0) IN VILLAGE GARPOLI, TALUKA KARJAT DIST. RAIGADH)

5	TCHHL029600 0100075600	MRS. ANITHA SUNIL KUMAR MR. SUNIL SIVANANDAN KUMAR,	Rs. 29,84,810/- (Rupees Twenty Nine Lakh Eighty Four Thousand Eight Hundred Ten Only)	Rs. 32,60,000/- (Rupees Three Lakh Twenty Six Thousand Only)	Rs. 3,26,000/- (Rupees Three Thousand Six Hundred Only)	Symbolic
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**Description of the Immovable Property:** All that piece and parcel of the Residential Flat Bearing No. 206, having Carpet Area of 520 Sq. Ft., (48.31 Sq. Mtrs), on the Second Floor, in the building Wing No. 5D, constructed in the project "Radhya Galaxy" at Village Bhisegon, Taluka, Karjat, within the Registration District Raigad - Alibag, Sub District Karjat, within the limits of Karjat Municipal Council, Maharashtra-410201.

6	10051985 & 10062840	MR. ABUBAKER SIDDIQUE	Rs. 24,85,746/- (Rupees Twenty Four Lakh Eighty Five Thousand Seven Hundred Forty Six Only) is due and payable by you under Agreement no. 10051985 and an amount of Rs. 1,62,130/- (Rupees One Lakh Sixty Two Thousand One Hundred Thirty Only) is due and payable by you under Agreement no. 10062840 totalling to Rs. 26,47,876/- (Rupees Twenty Six Lakh Forty Seven Thousand Eight Hundred Seventy Six Only)	Rs. 27,20,000/- (Rupees Two Lakh Seventy Three Thousand Only)	Rs. 2,72,000/- (Rupees Two Thousand Only)	Physical
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**Description of the Immovable Property:** All that Flats No. Type 315 C - 403 Wing, on the Fourth Floor, admeasuring 652 Sq. Ft. (Built Up) Area, equivalent to 60.59 Sq. Mtrs. (Built up) Area, of the said Bldg./Row Type 3/6 known as "Rahul Nagar" Situated at revenue village Kurgaon, Boiser (W), Tal - Palghar, Dist - Thane, within the limits of Kurgaon Grampanchayat, in the area of Registration District & Sub - District office of Palghar

7	10151902 & 10119152	MRS. BHARATI HEMANT MANE MR. HEMANT MANO HAR MANE	Rs. 4,45,342/- (Rupees Four Lakh Forty Five Thousand Three Hundred Forty Two Only) is due and payable by you under Agreement no. 10119152 and an amount of Rs. 1,05,153/- (Rupees One Lakh Five Thousand One Hundred Fifty Three Only) is due and payable by you under Agreement no. 10151902 totalling to Rs. 5,50,495/- (Rupees Five Lakh Fifty Thousand Four Hundred Ninety Five Only)	Rs. 8,44,800/- (Rupees Eight Lakh Forty Four Thousand Eight Hundred Only)	Rs. 84,480/- (Rupees Eighty Four Thousand Four Hundred Eighty Only)	Physical
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**Description of the Immovable Property:** Flat Premises No. 108 admeasuring about 255.98 Sq. Ft. Carpet, on the 1ST Floor, Bldg. No. 34 - A - Wing, in the building Name Amber in Sector 2, Project known as Karm Residency, to be constructed on the land bearing Survey No. 166/1/1, 166/1/2, 166/2, 167/2, 169/2, 170, 172/1, 172/2 (Part), 172/2A, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15 and 179/5, lying and situated at Village Dhasai, Taluka Shahapur, Dist. Thane.

8	10292183	MR. DURGESHSINGH DARSHANSINGH RAWAT MRS. POONAM DAMMAR VISHWAKARMA	Rs. 14,04,584/- (Rupees Fourteen Lakh Four Thousand Five Hundred Eighty Four Only)	Rs. 14,04,000/- (Rupees Fourteen Lakh Four Thousand Only)	Rs. 1,40,400/- (Rupees One Lakh Forty Thousand Four Hundred Only)	Physical
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**Description of the Immovable Property:** All that piece and parcel of the Flat bearing No. 303, admeasuring to 25.64 Sq. Mtrs carpet area on the Third Floor, D-Wing, Type C-1A in the Building No. 2 called as "Pavan Vihar Complex", lying being and situated at Village Nagzari, Within the limits of Nagzari Grampanchayat, Taluka and District Palghar, within the area of Sub-Registrar at Palghar, Boisar, Maharashtra-401502.

9	10329942	MR. RAVIKIRAN SASTHA IYER, MRS. SOUMYA RAVIKIRAN IYER	Rs. 37,12,716/- (Rupees Thirty Seven Lakh Twelve Thousand Seven Hundred Sixteen Only)	Rs. 60,41,600/- (Rupees Sixty Lakh Forty One Thousand Six Hundred Only)	Rs. 6,04,160/- (Rupees Six Lakh Forty One Thousand Six Hundred Only)	Symbolic
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**Description of the Immovable Property:** A Residential Flat bearing Flat No. C-1306, on the 13th Floor in the building known as Platina - C, Carpet Area admeasuring about 665 sq. ft alongwith 1 car parking, Kalyan Shil Road, Near Xperla Mall, Dombivli, Maharashtra-421201.

10	10431694 & 10445552	MR. BHAGAWAT PRALHAD GEJAGE MRS. RUPALI BHAGAWAT GEJAGE MR. PRALHAD APPA GEJAGE	Rs. 1903031/- (Rupees Nineteen Lakh Three Thousand Thirty One Only) is due and payable by you under Agreement no. 10431694 and an amount of Rs. 116465/- (Rupees One Lakh Sixteen Thousand Four Hundred Sixty Five Only) is due and payable by you under Agreement no. 1044552 totalling to Rs. 2019496/- (Rupees Twenty Lakh Nineteen Thousand Four Hundred Ninety Six Only)	Rs. 20,04,000/- (Rupees Twenty Lakh Four Thousand Only)	Rs. 2,00,400/- (Rupees Two Lakh Four Hundred Only)	Symbolic
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**Description of the Immovable Property:** All that piece and parcel of the Flat bearing No. 111 on 1ST Floor, Building No. 2 Wing, in JP Synergy Phase 2, Flat area admeasuring 19.145 Sq. Mtrs. Inclusive of balconies, together with the right to use, occupy and possess the area of flowerbeds, cupboards, dry balconies, niches if any, along with the open terrace situated at Village Ambernath, Taluka Ambernath within the limits of the Ambernath Municipal Council bearing Survey No. 131 Hissa No. 1/B admeasuring 0 Hector 82 Are 0 Prati, Pot Khara 0 Hector 07 Are 0 Prati and as shown on the floor plan

11	10433895 & 10435349	MR. AJAY BALKRISHNA UTEKAR MRS. ASMITA AJAY UTEKAR	Rs. 2660342/- (Rupees Twenty Six Lakh Sixty Thousand Three Hundred Forty Two Only) is due and payable by you under Agreement no. 10433895 and an amount of Rs. 108697/- (Rupees One Lakh Eight Thousand Six Hundred Ninety Seven Only) is due and payable by you under Agreement no. 10435349, totalling to Rs. 2769039/- (Rupees Twenty Seven Lakh Sixty Nine Thousand Thirty Nine Only)	Rs. 26,24,605/- (Rupees Twenty Six Lakh Twenty Four Thousand Six Hundred Five Only)	Rs. 2,62,461/- (Rupees Two Lakh Sixty Two Thousand Four Hundred Sixty One Only)	Symbolic
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**Description of the Immovable Property:** All that piece and parcel of the Premises bearing Flat No.403, on Fourth Floor, A Wing, in type A building known as "HARIKRUPARESIDENCY" carpet area admeasuring 41.07 Sq. Mtrs., lying and being at Village Kharadi, Taluka Shahapur, Mouje- Kharadi, District- Thane

Sr. No.	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession
12	10558815 & TCHIN063600 0100085358	Mr. SUNNY RAJENDRA KUMAR Mr. AMIT RAJENDRA KUMAR MRS. KAMLESH RAJENDER CHHAJLANA	Rs. 3187906/- (Rupees Thirty One Lakh Eighty Seven Thousand Nine Hundred Six Only) is due and payable by you under Agreement No. 10558815 and an amount of Rs. 145208/- (Rupees One Lakh Forty Five Thousand Two Hundred Eight Only) is due and payable by you under Agreement no. TCHIN0636000100085358 totalling to Rs. 3333114/- (Rupees Thirty Three Lakh Thirty Three Thousand One Hundred Fourteen Only)	Rs. 31,31,363/- (Rupees Thirty One Lakh Thirty One Thousand Three Hundred Sixty Three Only)	Rs. 3,13,136/- (Rupees Three Lakh Thirteen Thousand One Hundred Thirty Six Only)	Symbolic
<b>Description of the Immovable Property:</b> All pieces and parcel of flat bearing no. 1001, on 10th Floor(alongwith the said flat) in the wing "E", complex known as "SHREEJI GARDEN" which is to have total carpet area of 25.48 Sq Mtrs.(As per Maha RERA Act, 2016 alongwith Maharashtra rules and Regulations 2017) situate and lying and being at Village, Taluka-Ambemath, District-Thane Maharashtra within the local limit of Kulgaoan Badlapur Municipal Council						
13	9892966 & TCHHL063600 0100076089	Mr. ATIF MALIK AFROZ ANSARI Mrs. AMBER MALIK AFROZ ANSARI	Rs. 2140617/- (Rupees Twenty One Lakh Forty Thousand Six Hundred Seventeen Only) is due and payable by you under Agreement no. TCHHL0636000100076089 and an amount of Rs. 862842/- (Rupees Eight Lakh Sixty Two Thousand Eight Hundred Forty Two Only) is due and payable by you under Agreement no. 9892966 totalling to Rs. 3003459/- (Rupees Thirty Lakh Three Thousand Four Hundred Fifty Nine Only)	Rs. 40,47,000/- (Rupees Forty Lakh Forty Seven Thousand Only)	Rs. 4,04,700/- (Rupees Four Lakh Four Thousand Seven Hundred Only)	Physical
<b>Description of the Immovable Property:</b> All The Piece and Parcel of Immovable said property is a Flat no. 402, on Forth Floor admeasuring total built - up area 879.00 Sq. Ft. i.e. 81.69 Sq. Mtr. in a multistoried residential building known as Zamzam Apartment bearing Mm. House no. 1333 village 4th Nizampur, Tal. Bhiwandi City survey no. 4337, 4341-A, 4356, plot no. 2, 3, 5, Survey no. 41/4-part, 441/-part, 90/2-part, 90/3-A within limits of bhiwandi Nizampur city corporation Tal bhiwandi Dist. Thane Maharashtra						
14	9897646	Mr. JITESH GAJANAN THORAT MRS. RUPALI JITESH THORAT	Rs. 7,08,921/- (Rupees Seven Lakh Eight Thousand Nine Hundred Twenty One Only)	Rs. 10,59,000/- (Rupees Ten Lakh Fifty Nine Thousand Only)	Rs. 1,05,900/- (Rupees One Lakh Five Thousand Nine Hundred Only)	Symbolic
<b>Description of the Immovable Property:</b> The residential flat admeasuring 23.41 aq. Mtrs.(Equivalent to 252 Sq. Ft) carpet area bearing No.405 situate on the 4th Floor, in "D3" Building of the said complex to be known as "XBIA VANGANI" Khadyachapada, Taluka-Karjat, District-Raigad, Maharashtra-421503						
15	TCHHL028900 0100005673 & TCHHF028900 0100007051 & TCHIN028900 0100007294	Mr. Sharad Jagan Nikam Mr. Jagan Girhar Nikam M/s. Chandra Enterprises	Rs. 40,69,258 /- (Rupees Forty Lakhs Sixty Nine Thousand Two Hundred and Fifty Eight Only) is due and payable by you under loan account No. TCHHL0289000100005673, an amount of Rs. 7,84,763 /- (Rupees Seven Lakhs Eighty Four Thousand Seven Hundred Sixty Three Only) is due and payable by you under the loan account number TCHHF0289000100007051 and an amount of Rs. 1,87,428 /- (Rupees One Lakhs Eighty Seven Thousand Four Hundred and Twenty Eight Only) is due and payable by you under the loan account number TCHIN0289000100007294 i.e. totalling to an amount of Rs. 50,41,449 /- (Rupees Fifty Lakhs Forty One Thousand Four Hundred and Forty Nine Only)	Rs. 49,20,500/- (Rupees Forty Nine Thousand Five Hundred Only)	Rs. 4,92,050/- (Rupees Four Lakh Ninety Two Thousand Fifty Only)	Symbolic
<b>Description of the Immovable Property:</b> All that piece and parcel of the Flat No. A/302, in A-Wing, On the Third Floor, admeasuring 683 Sq. Ft Built Up area (63.47 Sq. Mtrs), in the building known as "Mayflower" Co-Op. Housing Society Ltd., situated at Mohachiwadi, Nandivali, Dombivli East, Taluka Kalyan, District Thane						
16	TCHHL028900 0100006621 & TCHIN028900 0100006950	Mr. Anil Bhogilal Parmar Mr. Bhogilal C Parmar Mrs. Narmada Bhogilal Parmar M/S.Shakti Ladies Tailor	Rs. 2219814/- (Rupees Twenty Two Lakh Nineteen Thousand Eight Hundred Fourteen Only) is due and payable by you under Agreement No. TCHHL0289000100006621 and an amount of Rs. 71624/- (Rupees Seventy One Thousand Six Hundred Twenty Four Only) is due and payable by you under Agreement no. TCHIN0289000100006950 totalling to Rs. 2291438/- (Rupees Twenty Two Lakh Ninety One Thousand Four Hundred Thirty Eight Only)	Rs. 22,44,500/- (Rupees Twenty Two Lakh Forty Four Thousand Five Hundred Only)	Rs. 2,24,450/- (Rupees Two Lakh Twenty Four Thousand Four Hundred Fifty Only)	Physical
<b>Description of the Immovable Property:</b> All That Flat Premises Bearing No. A/G-1, On The Ground Floor G-1, Wing A, Having Built Up Area 31.13 Sq.Mtrs Thereabouts In The Society Known As "Venkateshwar Nagar Building No.7 Co-Op Housing Society Ltd. Having Reg No. TNA/(TNA)/HSC/(TC)/8198/ 1992-1993, Cabin Road, Bhayander(East), Tal Dist. Thane-401 On The Piece Of Land Bearing Old Survey No. 126, New Survey No.3, Hissa No.2,2p/7 Situated Lying Tal & Dist. Thane						
17	TCHHL063600 0100074388 & TCHHF063600 01000074307	MR. SANDEEP HENRY MAKASARE MRS. KALAVATI DHARMENDRA WAGHELA	Rs. 2754718/- (Rupees Twenty Seven Lakh Fifty Four Thousand Seven Hundred Eighteen Only) is due and payable by you under loan account No. TCHHL0636000100074388 and an amount of Rs. 142359/- (Rupees One Lakh Forty Two Thousand Three Hundred Fifty Nine Only) is due and payable by you under loan account No. TCHHF0636000100074307, totalling to Rs. 2897077/- (Rupees Twenty Eight Lakh Ninety Seven Thousand Seven Hundred Seventy Seven Only)	Rs. 27,31,920/- (Rupees Twenty Seven Lakh Thirty One Thousand Nine Hundred Twenty Only)	Rs. 2,73,127/- (Rupees Two Lakh Seventy Three Thousand One Hundred Ninety Two Only)	Symbolic
<b>Description of the Immovable Property:</b> All that piece and parcel of the Residential Premises No. 1205 on the 12th Floor of Wing No. R2 in the project namely "Pavelkar Estate Stanford Phase- 1", admeasuring carpet area of 27.86 Sq. Mtrs, lying and situated in the revenue village of Mankivali, Taluka Ambernath, District Thane, within the limits of the registration district, Thane, Sub registration district Ambernath, District Thane, Maharashtra-421503						
18	TCHHL063600 0100099779	Mr. Vikram Rajkumar Sardar Mrs. Neeta Vikram Sardar	Rs. 58,29,734/- (Rupees Fifty Eight Lakh Twenty Nine Thousand Seven Hundred Thirty Four Only)	Rs. 60,52,000/- (Rupees Sixty Lakh Fifty Two Thousand Only)	Rs. 6,05,200/- (Rupees Six Lakh Five Thousand Two Hundred Only)	Symbolic
<b>Description of the Immovable Property:</b> All that piece and parcel of the Flat bearing No. 1504, on 15th Floor, admeasuring 578 Sw. Ft. of carpet area, in Wing-E, of building to be known as "Guru Atman", Murbad Road, Near Shahad Flyover, Shahad (West), Kalyan, Maharashtra-421301						
19	TCHHL068700 0100086056 & 10648788 & TCHIN068700 0100085352	Mr. Sanjay Jadhaviji Bhanushali Mrs. Kalpana Sanjay Bhanushali	Rs. 50,56,339/- (Rupees Fifty Lakhs Fifty Six Thousand Three Hundred and Thirty Nine Only) is due and payable by you under loan account No., and an amount of Rs. 3,40,883/- (Rupees Three Lakhs Forty Thousand Eight Hundred and Eighty Three Only) is due and payable by you under the loan account number, and an amount of Rs. 1,96,907 /- (Rupees One Lakh Nine Six Thousand Nine Hundred and Seven Only) is due and payable by you under the loan account number i.e. totalling to an amount of Rs. 55,94,129 /- (Rupees Fifty Five Lakhs Ninety Four Thousand One Hundred and Twenty Nine Only)	Rs. 66,66,000/- (Rupees Sixty Six Thousand Six Hundred Only)	Rs. 6,66,600/- (Rupees Six Lakh Sixty Six Thousand Only)	Symbolic
<b>Description of the Immovable Property:</b> All that piece and parcel of the Flat No. 301, on the Third Floor, in the building known as Tanay Villa, having an approximate carpet area of 32.084 Sq. Mtrs including the area of the balcony and toilet blocks, Plot No. 24, Sector 26, Vashi, Navi Mumbai, Registration Sub District. Thane and also within the Taluka and District Thane						
20	TCHHL068700 0100137941 & TCHIN068700 0100139567	Mrs. Lata Raju Gaikwad, (Co-Borrower & Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Ms. Pranali Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Ms. Pratiksha Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Mr. Vijay Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Mr. Amol Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD),	Rs. 29,54,354/- (Rupees Twenty Nine Lakh Fifty Four Thousand Three Hundred and Fifty Four Only) is due and payable by you under loan account No. TCHHL0687000100137941 and an amount of Rs. 2,50,712/- (Rupees Two Lakh Fifty Thousand Seven Hundred Twelve Only) is due and payable by you under loan account No. TCHIN0687000100139567 totalling to Rs. 32,05,066/- (Rupees Thirty Two Lakh Five Thousand and Sixty Six Only)	Rs. 34,20,000/- (Rupees Three Lakh Forty Two Thousand Only)	Rs. 3,42,000/- (Rupees Three Lakh Two Thousand Only)	Symbolic
<b>Description of the Immovable Property:</b> All that piece and parcel of the Flat No. 710, 7th Floor in the building known as "Jasmine Building" C-Wing, admeasuring about 35.30 Sq. Mtrs Carpet Area equivalent to 380 Sq. Ft Carpet Area, Talaja Bypass Road, Khoni Village, Dombivli East, Thane District, Maharashtra-421204						
At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 30 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. 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: The E-auction will take place through portal <a href="https://sarfasi.auctiontiger.net">https://sarfasi.auctiontiger.net</a> on 22-12-2023 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each. <b>Terms and Condition:</b> 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, misstatement or omission in this proclamation. 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/RTGS/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 12-12-2023 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. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities aware of property tax, electricity etc. 12. For any other details or for procedure online regarding encumbrances on the property prospective bidders may contact the Service Provider, M/s e-Procurement Technologies Limited (Auctiontiger), Address: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujrat (India). Mob.: 8000023297/91735287278 9265562818/9265562821/079-6813 6842/6869 Email ID: support@auctiontiger.net & rampasad@auctiontiger.net or Manish Bansal, Email ID: Manish.Bansal@tatacapital.com Authorised Officer Mobile No. 8588983696. Please send your query on WhatsApp Number - 9999078669. 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 <a href="http://url.liggle">http://url.liggle</a> for the above details. 15. Kindly also visit the link: <a href="https://www.tatacapital.com/property-disposal.html">https://www.tatacapital.com/property-disposal.html</a> <b>Please Note</b> - 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: Mumbai  
Date: 21-11-2023  
Sd/-  
Authorized Officer  
Tata Capital Housing Finance Ltd.

**PUBLIC NOTICE**  
This is to inform the public at large that MRS. RENA JOSEPHINE FERNADES owner of