WEDNESDAY, APRIL 12, 2023

FINANCIAL EXPRESS



TATA CAPITAL HOUSING FINANCE LTD.

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013. Branch Add.: Tata Capital Housing Finance Limited, 1st Floor FC Annexe Building, Opp Fergusson college, Pune 411005

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under 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 proviso to 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 28-04-2023 on "As is where is" & "As is what is" and "Whatever there is" 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 28-04-2023. 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 27-04-2023 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 1st Floor FC Annexe Building, Opp Fergusson college, Pune 411005. 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 (Rs)	Earnest Money EMD (Rs)
1	10218347	Mr. Vivek Deepak Pathak (Borrower) Mr. Deepak Narbharam Pathak & Mrs. Trupti Deepak Pathak (Co-Borrower)	Rs. 51,25,088/- (Rupees Fifty One Lakh Twenty Five Thousand Eighty Eight Only) & 14 -12- 2018	Rs. 45,00,000/- (Rupees Forty Five Lakh Only)	Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)

Description of the Immovable Property: Schedule - A All that consisting of Flat No. 401 admeasuring 714 Sq. Ft. i.e. 66.35 Sq. Mtrs. Along with attached terrace admeasuring 57 Sq. Ft. i.e. 5.30 Sq. Mtrs. On Fourth Floor in the Building No. 'B' in Indraprastha Nagari constructed on land bearing Survey No. 107/1, 107/3 situated at Village Wadgaon Maval, Tal. Maval, Dist. Pune

Schedule-B All that consisting of Flat No. 402 admeasuring 565 Sq. Ft. i.e. 52.50 Sq. Mtrs. Along with attached terrace admeasuring 57 sq. Ft. i.e. 5.30 Sq. Mtrs. On Fourth Floor in the Building No. 'B' in Indraprastha Nagari constructed on land bearing Survey No. 107/1, 107/3 situated at Village Wadgaon Maval, Tal. Maval, Dist. Pune

2	10218530	Mr. Vivek Deepak Pathak (Borrower) Mr. Deepak Narbharam Pathak Mrs. Trupti Deepak Pathak (Co-borrowers)	Rs. 51,24,163/- (Rupees Fifty One Lakh Twenty Four Thousand One Hundred Sixty Three Only) & 14 -12- 2018	Rs. 45,00,000/- (Rs. Forty Five Lakh Only)	Rs. 4,50,000/- (Rs. Four Lakh Fifty Thousand Only)
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Description of the Immovable Property: Schedule - A All that consisting of Flat No. 403 admeasuring 538 Sq. Ft. i.e. 50 Sq. Mtrs. Along with attached terrace admeasuring 57 Sq. Ft. i.e. 5.30 Sq. Mtrs. On Fourth Floor in the Building No. 'B' in Indraprastha Nagari constructed on land bearing Survey No. 107/1, 107/3 situated at Village Wadgaon Maval, Tal. Maval, Dist. Pune

Schedule-B All that consisting of Flat No. 404 admeasuring 687 Sq. Ft. i.e. 63.84 Sq. Mtrs. Along with attached terrace admeasuring 57 sq. Ft. i.e. 5.30 Sq. Mtrs. On Fourth Floor in the Building No. 'B' in Indraprastha Nagari constructed on land bearing Survey No. 107/1, 107/3 situated at Village Wadgaon Maval, Tal. Maval, Dist. Pune.

3

Description of the Immovable Property: All that consisting of Flat No. 601 admeasuring area 774 Sq. Ft. i.e. 71.90 Sq. Mtrs. including attached terrace admeasuring 35 Sq. Ft. on Sixth Floor in the project known as "Shree Sai Heights' constructed on the land bearing CTS No. 2625, 2625/1 to 2625/11 situated at village Bhosa (Kasarwadi), Tal. Haveli, Dist. Pune.

4	Mr. Ashok 10030341 Haribhau 8 Badade 10017592 (Borrower) Mrs. Vaishnavi 10667336 Ashok Badade (Co-Borrower)	Thousand Sover Hundred Forty Two Cloby is due I	Rs. 8,40,000/- (Rupees Eight Lakh Forty Thousand Only)	Rs. 84,000/- (Rupees Eighty Four Thousand Only)
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Description of the Immovable Property: Flat No. 1 admeasuring 43.51 Sq. Mtrs. on Second Floor, in the project known as "Dhanlaxmi Market", constructed on the land bearing Plot No. 6 and 7 out of plot no. 20 of S. No. 1149/3, situated at Shirur, Taluka Shirur, Dist. Pune

5	9890833 & 9883995	(Borrower) Mr.Naik Rajendra Prabbakar	Rs.17,86,790/- (Rupees Seventeen Lakh Eighty Six Thousand Seven Hundred Ninety Only) is due and payable under Agreement no. 9883995 and an amount of Rs. 56,283/- (Rupees Fifty Six Thousand Two Hundred Eighty Three Only) is due and payable under Agreement no. 9890833 totaling to Rs.18,43,073/- (Rupees Eighteen Lakh Forty Three Thousand Seventy Three Only) & 09-07-2021	Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand Only)	Rs. 97,500/- (Rupees Ninety Seven Thousand Five Hundred Only)
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Description of the Immovable Property: All the piece and parcel of House Property bearing Flat No.C-403, admeasuring area 40.69 Sq.Mtrs i.e.438 Sq.ft, on the Fourth Floor, along with Two wheeler Parking admeasuring area 02 Sq.Mtrs in Wing No. 'C' in the project Know as 'Aapla Ghar Kirkatwadi' constructed on the land bearing Description of the Immovable Property: The Residential Flat admeasuring 19.97 Sq. Mtrs. (equivalent to 215 Gate No.162 (Old No.23/3 and 23/41) Situated at Village Kirkatwadi, Taluka Haveli, District Pune. Bounded as follows: East by: Gate No. 173 and 174, West by: Gate No. 161 and Road, North by: Gate No. 119 and Pandan, South by: Gate No. 163 and 164.

6	9890583	(Borrower) Annie Teresa (Co-Borrower)	Rs. 50,41,845/- & 16-10-2017	(Rupees Forty Eight Lakh Sixty Thousand Only)	(Rupees Four Lakh Eighty Six Thousand Only)
0007.0		the Immovable Propert		4 1.7 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8	

Rs.48.60.000/-

Rs.4.86.000/-

Aaray Vincent Louis

bearing Survey No. 62/2/2/1 admeasuring 2 Hector 50 Ares Carpet Area of the Flat:1106 Sq. ft. i.e. 102.78 Sq. Mtrs., Carpet Area of Attach Terrace: 174 Sq. ft. i.e. 16.17 Sq. Mtrs.

7	9649503	Mr. Deepak Chavan (Borrower) Mr. Kamlakar Chavan (Co-Borrower)	Rs. 28,58,005/- (Rupees Twenty Eight Lakh Fifty Eight Thousand Five Only) & 25-06-2019	Lakn Seventy Five	(Rupees Two Lakh Seventeen Thousand Five Hundred Only)
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Description of the Immovable Property: Schedule A All that portion of the land admeasuring 44,526.61

Sq. Mtr. lying in residential zone together with the area under the proposed State High Way, Regional Plan Road and road widening (in the Final Regional Plan of Pune Region, drawn and enforced w.e.f. 10.02.1998, under the provision of the Maharashtra Regional and Town Planning Act, 1966) of the land, out o Consolidated Block (Gat) No. 124 (Old Gat No. 121) totally admeasuring 57,800 Sq. Mt. situated at village Pirangut of Taluka Mulshi, District Pune, within the limits of sub registration Taluka Mulshi, and Gram Panchayat of village Pirangut, Mulshi Taluka Panchayat Samitee and Pune Zilla Parishad and recently included in jurisdiction of Pune Metropolitan Region Development Authority (P.M.R.D.A.) and bounded as follows: East: Road, South: Road, West: portion of Gat No. 124 lying in industrial zone and thereafter Gat No. 125 & Gat No. 122, North : Road.

Schedule B Residential Flat/Convenience Shop: No. 1105, Building / Wing : No.1B, Floor : No.11th, Area: 51.74 Sq.Mt. (557 Sq.Ft.) Carpet area, Exclusive facility: Attached terrace admeasuring 7.61 Sq.Mt. (82 Sa.Ft.).

77	-4. 3.					
		Mr. Pramod Dixit (Borrower)	Rs. 28,69,841/-		Rs. 89,000/-	
8	9592779	Mrs Ujwal Dixit	&	(Rupees Eight Lakh	(Rupees Eighty Nine	
		(Co-borrower)	06.09.2017	Ninety Thousand Only)	Thousand Only)	

Description of the Immovable Property: Flat No 01 on first floor admeasuring about 956 Sq Ft I.E. 88.84 Sc Mtr (Built Up) in building no a in the project known as shiv plaza on all the piece and parcel of the landed property admeasuring 00 H 05 ares from and out of the land bearing old Survey No 154 having its New Survey No 183 Hissa No 1a +1b/8a/7 totally area admeasuring 00 H 15 ares assessed at Rs 00.10 Paise situated at Village Phursungi Tal Haveli Dist Pune and the same within the Zilla Parishad Pune Taluka Panchayat Samiti Haveli and within the jurisdiction of Sub-Registrar Haveli No I to XXVII Pune and within the local limits of Grampanchayat Phurusing and Bounded as follows: East: By Property of Mr Vilas Ganpat Harpale's, South

9	9695152		Rs. 25,39,878/- & 30-12-2019	Rs. 25,25,000/- (Rupees Twenty Five Lakh Twenty Five Thousand Only)	(Rupees Two
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By Property of Mr Vilas, Anpat Harpale's, West: By Road, North: By Property of Muktai Resendency

Description of the Immovable Property: Schedule A The contiguous block of land admeasuring Hectares 58 = 43.35 Ares formed of all those piece and parcels of land admeasuring Hectares 01 = 70 Ares bearing Survey Number 38/2, Hectares 04 = 29 Ares out of the land admeasuring Hectares 04 = 29.5 Ares bearing Survey No. 38/3, Hectares 08 = 05.35 Ares out of the land admeasuring Hectares 08 = 07 Ares bearing Survey Number 39, Hectares 38 = 09 Ares out of the land admeasuring Hectares 60 = 62 Ares bearing Survey Number 56 and Hectares 06 = 30 Ares bearing Survey Number 57 situate, lying and being at village Dattawadi within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Gram Panchayat of village Dattawadi and falling in the Agricultural Zone under the Regional Plan for Pune Metropolitan Region currently in force and the same is bounded as follows: On or towards the East: Survey No. 56 (P), On or towards the South Village bounded of Man, On or towards the West: Village boundary of Kasarsai & S. No. 52 (P), S. No. 38 (P), S. No. 34 & S. No. 31, On or towards the North: S. No. 58, 36, 37, 40 & 42.

Schedule B The Residential Flat admeasuring 38.83 Sq. Mtrs. (equivalent to 418 Sq. Ft.) carpet area inclusive of the areas balconies to the said Flat bearing No. 01 to be situated on the Ground Floor of Building "B6" of the said complex under construction on the said land.

Schedule C The Residential Flat admeasuring 38.83 Sq. Mtrs. (equivalent to 418 Sq. Ft.) Carpet area inclusive of the areas of balconies to the said Flat bearing No. 04 to be situated on the Ground Floor of building "B6" of the said complex under construction on the said land.

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 (Rs)	Earnest Money EMD (Rs)
10	9460505	Mr. Roshan Vasantarao Nandekar (Borrower)	Rs. 20,61,726/- & 16-09-2019	Rs. 11,25,000/- (Rupees Eleven Lakh Twenty Five Thousand Only)	Rs. 1,12,500/- (Rupees One Lakh Twelve Thousand Five Hundred Only)

Sq. Mtrs. on the Third Floor and 1 Scooter Parking admeasuring 2 Sq. Mtrs. in Phase II in the project known as "Apala Ghar Sanaswadi" constructed on the land bearing Gat No. 165, Gat No. 175, Gat No. 176, Gat No. 181 and Gat No. 183 situated at Village Dhingrajwadi, Taluka Shirur, District Pune.

11 9315138	Mr. Uday Padmakar Athawale (Borrower) Mrs. Sarita Uday Athawale (Co-Borrower)	Rs. 17,70,705/- & 18-02-2019	(Rupees Nine Lakh Seventy Five	Rs. 97,500/- (Rupees Ninety Seven Thousand Five Hundred Only
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Description of the Immovable Property: Flat No. 401 admeasuring area 758 Sq. Ft. i.e. 70.45 Sq. Mtrs. on Fourth Floor, in the Wing / Building No. 'A' in the Building "Sunder Sankul" construction on the Land bearing Gat No. 3960 Hissa No. 1, situated at Village Talegaon Dhamdhere, Taluka Haveli, District Pune.

12	0040040	Mr. Nilesh Prakash Karekar (Borrower) Mrs. Nidhi Nilesh Karekar (Co-Borrower)	Fifteen Lakh Eight Thousand Forty Seven	Rs. 12,85,000/- (Rupees Twelve Lakh Eighty Five Thousand Only)	Rs. 1,28,500/- (Rupees One Lakh Twenty Eight Thousand Five Hundred Only)
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Description of the Immovable Property: Schedule A The land admeasuring Hectares 02 = 61 Ares bearing Gat No. 1 totally admeasuring Hectares 03 = 33 Ares of project known as "XRBIA HINJEWADI ROAD" lying and being village Bebadohal, Taluka Maval District of Pune and within the limits of the Zilla Parishad village Bebadohal and Grampanchayat village Bebadohal and the same is bounded as follows: On or towards the East: By land bearing Gat No. 2,3,4 and Road, On or towards the South: By land bearing Gat No. 5, On or towards the West: By Gaothan On or towards the North: By remaining land out of Gat No. 1 and River.

Schedule B The residential Flat admeasuring 30.84 Sq. Mtrs. (equivalent to 332 Sq. Ft.) carpet area bearing No 510 situate on the Fifth Floor in "A1" Building of the said Complex to be known as "XRBIA HINJEWADI ROAD" under construction on the land more particularly described in the First Schedule herein above written.

13	9604038	Mrs. Manisha Vijay Bhandare (Borrower) Mr. Vijay Baban Bhandare (Co-Borrower)	Rs. 14,58,717/- & 10-02-2020	Rs. 8,50,000/- (Rupees Eight Lakh Fifty Thousand Only)	Rs. 85,000/- (Rupees Eighty Five Thousand Only)
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Description of the Immovable Property: 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 Shirur, within the limits of Shiru Panchayat Samiti, Grampanchayat, District Pune

14 1004033	B Mrs. Vinay Kumar (Borrower) Mrs. Bindu Kumari (Co-Borrower)	Rs. 14,02,484/- & 30-04-2021	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only)	Rs. 99,000/- (Rupees Ninety Nine Thousand Only)
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Description of the Immovable Property: All that the Flat bearing No. 403 and Wing "C" on the 4th Floor, unit admeasuring 36.75 Sq.Mts means 52.13 Sq.Mts Saleable area with an adjoining terrace, in the building known as "AYODHYA PURAM", constructed on the land bearing Gat No. 1947 (Old Gat No. 3260) of Village Chakan, Taluka Khed, District Pune and within the Registration Division District Pune, Sub Division and within Jurisdiction of Sub Registrar Khed bounded as under: North : By Wing D, East : By Outside of the Building, South : By Fla No. C 404, West : By Lobby & Stair Case.

15	9541815	Mrs. 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)	Rs. 70,000/- (Rupees Seventy Thousand Only)
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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 are 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 Know as "Maple Shelters Uralikanchan -1" out of the Land bearing Gate No.751 and Gate No. 752 situated at Village, Shindwane Taluk, Haveri District Pune

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6	9512250	(Borrower) Hemant Kumar Narendra Upadhyay (Co-Borrower)	Rs. 12,51,525/- & 07-02-2018	(Rs. Seven Lakh Seventy Five Thousand Only)	(Rupees Seventy Seven Thousand Five Hundred Only)
	Nevogora pureso)	Paracil condition because a contral invest	Same commence construit		languaga na Lagaranan Libit Sal

No. 217/1) admeasuring 05 H 26 R out of the total land admeasuring 06 Hectares 46 R and assessed at 04 the North; Survey No. 176 and 178. Rupees 69 Paise situated at Village Karegaon, Taluka Shirur, District Pune and within the local limits of Zilla Parishad village Karegaon Grampanchayat Karegaon and bounded as follows: On or towards the East: Gat No. 680 & 697, On or towards the West: Gat No. 696; On or towards the South: Karegaon Falake mala Road, On or towards the North: Gat No. 685.

(Rupees Eleven Lakh	(Rupees One Lakh
Twenty Five Thousand	Twelve Thousand
Only)	Five Hundred Only)
Tw	enty Five Thousand

immovable property bearing Flat No. 705, on the 7th Floor, of Building A-5, carpet area Admeasuring 509 Sq. Feet, i.e. 47.29 Sq. Meters, Along With Adjacent Terrace Admeasuring Area about 82 Sq. Feet, i.e. 7.62 Sq. Meter, and Along With One Covered Car Parking Admeasuring Area about 9.29 Sq. Meters, In The Project Known As * Aapla Ghar Uralikanchan ", Constructed On Land Bearing New Gat No. 751 & 752, of Moje Vill : Shindwane, Ta : Haveli, Di.: Pune. Bounded as follows: East By : Gat No. 773, West By : Gat No. 754, 752, North By: Gat No. 774, And Lake, South By: Gat No. 756, 757.

Property 02: - All The Piece And Parcel Of Immovable Property Bearing Flat No. 706, on the 7th Floor, of Building A-5, carpet area Admeasuring 509 Sq. Feet, i.e. 47.29 Sq. Meters, Along With Adjacent Terrace Admeasuring Area about 82 Sq. Feet, i.e. 7.62 Sq. Meter, and Along With One Covered Car Parking Admeasuring Area about 9.29 Sq. Meters, In The Project Known As " Aapla Ghar Uralikanchan", Constructed On Land Bearing New Gat No. 751 & 752, of Moje Vill : Shindwane, Ta : Haveli, Di. : Pune. Bounded as follows: East By : Gat No. 751, West By : Road, North By : Lake (Part Of Gat No. 752), South By : Gat No. 753.

	10	18 9909437	Mr. Sanjay Shriram Vishwakarma (Borrower)	Rs. 10,98,407/-	Rs. 7,70,000/- (Rupees Seven Lakh	Rs. 77,000/- (Rupees Seventy
,	10		Mrs. Sundari Sanjay Vishwakarma (Co-Borrower)	22-07-2021	Seventy Thousand Only)	Seven Thousand Only)

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 Villagi Ambi, Taluka Maval, District of Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" lying an being village Ambi, Taluka Maval, District of Pune.

19 9997	36 Mr. Amaresh Shantaram Shinde (Borrower) Mrs. Saroj Amaresh Shinde (Co-Borrower)	Rs. 9,86,029/- & 26-07-2021	Rs. 7,80,000/- (Rupees Seven Lakh Eighty Thousand Only)	Rs. 78,000/- (Rupees Seventy Eight Thousand Only)
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Description of the Immovable Property: The Residential Flat admeasuring 19.32 Sq. Mtrs. (equivalent 208 Sq. Ft.) carpet area bearing No. 1006 situate on the Tenth Floor in "A3" 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.

20	9966214	Mr. Pankaj Balaso Nalawade (Borrower) Mrs.Tanuja Pankaj Nalwade	Rs. 9,48,670/- & 28-04-2021	Rs. 6,50,000/- (Rupees Six Lakh Fifty Thousand	(Rupees Sixty Five Thousand
		(Co-borrower)	20-04-2021	Only)	Only)

Description of the Immovable Property: The Residential Flat admeasuring 23.97 Sq.Mts (equivalent to 258 Sq.Ft) carpet area bearing No.607, situated on the SIXTH Floor in G 2 Building of the said complex to be known as "XRBIA ABODE" which is constructed on the land forming nonagricultural land admeasuring about 2 Hectares 91.36 Ares bearing Gat No. 240 out of land totally admeasuring about 8 Hectares 65 Ares as per the sanctioned ayout plan of project known as "XRBIA ABODE" lying and being village Jambhul, Taluka Maval, District Pune and within the limits of Zilla Parishad Pune, Gram Panchayat Village Jambhul the same is bounded as follows: East : Survey No.174, South : Survey No.240(P), West : Survey No.186 & 192, North : Survey No.176 & 178.

21 9976981 Mrs. Sonali Rahul Unde (Borrower) Mr. Rahul Suryabhan Unde (Co-Borrower)	Rs. 9,14,066/-	Rs. 8,00,000/-	Rs. 80,000/-
	&	(Rupees Eight Lakh	(Rupees Eighty
	27-04-2021	Only)	Thousand Only)

Description of the Immovable Property: All that piece and parcel of immovable property bearing Flat No.61-6th 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 Gat No.36, 37, 39, 40 & 339 total admeasuring 46450.00 Sq. Meters, of VII: Ambi, Ta:Maval, Dist. Pune, Maharashtra-410507.

22	9989163	Mr. Elvis Joe Moraes (Borrower) Mrs. Genevieve Francis	Rs. 8,85,304/-	Rs. 6,60,000/- (Rupees Six Lakh	Rs. 66,000/- (Rupees Sixty Six
(000)	22020200000	Peters (Co-Rorrower)	15-01-2020	Sixty Thousand Only)	Thousand Only)

Description of the Immovable Property: The Residential Flat admeasuring 19.32 Sq. Mtrs. (equivalent 208 Sq. Ft.) carpet area bearing No. 205 situated on the Second Floor in 'A4' building of the said complex to be known as "Xrbia Ambi" under construction on the land forming nonagricultural land admeasuring 04 Hectar 64.5 Are all situated at Village Ambi Taluka Maval District Pune

23	9476139	Mrs. Disha Dinesh Mule (Borrower) Mr. Dinesh Dilip Mule (Co-Borrower)	Rs. 8,94,202/- & 24-08-2019	Rs.5,70,000/- (Rupees Five Lakh Seventy Thousand Only)	Rs.57,000/- (Rupees Fifty Seven Thousand Only)
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admeasuring about Carpet area of 327 Sq. Ft. i.e. 30.39 Sq. Mtrs. including terrace, situated on the 3RD Floor, level 8 non amenity of the Wing F, in the Scheme named 'Pratham', sub Plot No. 1 admeasuring about 12500 Sq. Mtrs. including open space area of 1170.14 and excluding area of amenity space of 1875 Sq. Mtrs. carved out of the said property admeasuring about 01 H. 60 R out of Gat No. 1205/1C of village Talegaon Dhamdhere Taluka Shirur Dist, Pune situated within the limits of Grampanchayat Talegaon Dhamdhere, Taluka Panchayat Samir Shirur and Zilla Parishad, Pune and same is bounded as under: East: Remaining part of Gat No. 1205, West Sub Plot No. 2 & amenity space of sub plot no. 1, South : Remaining part of Gat No. 1205, North : Remaining pa

24 9980319 Mrs. Ja	ved Husen Mujawar (Borrower) asmin Javed Mujawar (Co-Borrower)	Rs. 8,53,609/- & 09-07-2019	Rs. 6,20,000/- (Rupees Six Lakh Twenty Thousand Only)	Rs. 62,000/- (Rupees Sixty Two Thousand Only)
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of Gat No. 1205.

Description of the Immovable Property: The Residential Flat admeasuring 19.23 Sq. Mtrs. (equivalent 207 Sq. Ft.) Carpet area bearing No. 112 situate on the First Floor in "A6" Building of the said Complex to be known as "Xrbia Ambi" on the land admeasuring 04 Hectare 64.5 Are all situated at Village Ambi, Taluka Maval, Dist. Pune

	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 (Rs)	Earnest Money EMD (Rs)
kh id ily)	25	9645677	Mr. Anil Prakash Kale (Borrower) Kalpana Anil Kale (Co-borrower)	Rs. 8,48,107/- & 29-04-2021	Rs. 4,99,000/- (Rupees Four Lakh Ninety Nine Thousand Only)	Rs. 49,900/- (Rupees Forty Nine Thousand Nine Hundred Only)

Description of the Immovable Property: All that Consisting of Flat No. C 309 admeasuring 549 Sq. Ft. i.e. 51 | Description of the Immovable Property: Flat No. 502, Building No. N, admeasuring about 251 sq. fts., i.e. 23.32 sq. mtrs., carpet area on the Fourth Floor (Level - 9) + amenity view along with allotted Two Wheeler Parking Space in the Project known as "PRATHAM" Constructed on the land bearing Sub Plot No. 1 admeasuring about 12500 sq. mtrs., bearing Gat No. 1205/1C situated at Village: Telegaon Dhamdhere, Ta :- Shirur, Di.: Pune

26	9861472	Mr. Ranjeet Dnyanoba Veer (Borrower) Mrs. Shobha Dnyanoba Veer (Co-borrower)	Rs. 7,95,425/- & 29-04-2021	Rs. 5,40,000/- (Rupees Five Lakh Forty Thousand Only)	Rs. 54,000/- (Rupees Fifty Four Thousand
- 1	0	(Co-borrower)	Committee of the commit	Inousand Only)	Only)

Description of the Immovable Property: 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 "Xrbia Abode" 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 Ares as per the sanctioned layout plan of the project known as "Xrbia Abode" lying and being village Jambhul, Taluka Maval District of Pune and within the limits of the Zilla Parishad village Jambhul and Grampanchayat village Jambhul. On or towards the East : Survey No. 192, On or towards the South: Access Road, On or towards the West: Survey No.174, On or towards the North: Survey No.178.

27	9862589	Mrs. Urvashi Vikram Dey (Co-Borrower)	& 24-07-2021	(Rupees Six Lakh Ten Thousand Only)	(Rupees Sixty One Thousand Only)
	40 50 FO # 50 U 40 UA	f the Immovable Property: The			

Mr. Vikram Day (Porroyar) | Re 6.01.255/. | Re 6.10.000/. | Re 61.000/.

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.

28	9975354	Mr. Vinod Ramchandra Bhore (Borrower) Mrs. Pratibha Vinod Bhore (Co-borrower)	Rs. 5,88,274/- (Rupees Five Lakh Eighty Eight Thousand Two Hundred Seventy Four Only) & 22 10-2021	7.00.000/-	Rs.70,000/- (Rupees Seventy Thousand Only)
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Description of the Immovable Property: 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" constructed on land bearing Gat No. 36, 37, 39, 40, 339, lying and being village Ambi, Taluka Maval, District of Pune.

Schedule B- The Residential Flat admeasuring 14.59 Sq. Mtrs. (equivalent to 157 Sq. ft.) carpet area bearing No. 713 situated on the Seventh Floor in "A2" building of the said complex to be known as "Xrbia Ambi" under construction on the land more particularly described in the First Schedule herein above written.

29 9970480 (Borrower) & (Rupees Five Lakh (Rupees Fifty Tw	29	350005.0400657	Mrs. Bhagyashree Bajirao	&	(Rupees Five Lakh Twenty Five Thousand	Rs. 52,500/- (Rupees Fifty Two Thousand Five Hundred Only)
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Description of the Immovable Property: All That Piece And Parcel Of Immovable Property Bearing Flat No.210, Situated 2nd Floor In "D1- Building" Of The Said Complex Known As "XRBIA ABODE" Under Construction On The Land Forming Nonagricultural Land Admeasuring 2 Hectares 91.36 Area Bearing Gat No. 240 Out Of Land Totally Admeasuring 8 Hectares 65 Ares As Per Sanctioned Layout Plan Of Project Situate At Moje Village: Jambhul, Taluka: Maval, District: Pune Bounded as follows: East By : Survey No: 174, West By: Survey No.186 And 192, North By: Survey No.176 And 178, South By: Survey No. 240(P).

30	9963949	Mr. Bhagoji Sonu Shelke (Borrower) Mrs. Nanda Sonu Shelke (Co-Borrower)	Rs. 49,39,60/- & 09-07-2019	Rs. 5,00,000/- (Rupees Five Lakh Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)
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Description of the Immovable Property: The Residential Flat admeasuring 15.79 Sq. Mtrs. (equivalent to 170 Sq. Ft.) carpet area bearing No. 523 situate on the Fifth Floor in "D2" building of the said Complex to be known as "Xrbia Abode", on the non-agricultural land admeasuring 2 Hectares 91.36 Ares bearing Gat No. 240 out of land totally admeasuring 8 Hectares 65 Ares as per the sanction layout plan lying and being village Jambhul, Taluka Maval District of Pune and within the limits of Zilla Parishad Village Jambhul and Description of the Immovable Property: All that piece and parcel of the Flat /Unit No. 212 on Second Floor | Grampanchayat village Jambhul the same is bounded as follows: On or towards the East: Survey No. 174 admeasuring 336 Square Ft. i.e. 31.21 Sq. Mts. (Total Carpet Area), Building "A2 Jasper". Gat No. 697 (Old Gat On or towards the South: Survey No. 240 (P), On or towards the West: Survey No. 186 and 192, On or towards

31	9933630	Mrs. Surekha Yadav Ingale (Borrower) Mr. Yadav Rama Ingale (Co-borrower)	Rs. 4,94,439/- & 26-04-2021	Rs. 5,00,000/- (Rupees Five Lakh Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)
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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 "Xrbia Abode", situated at Gat No. 240, total admeasuring 8 He, 65 Ares, paiki 2 He, 91.36 Ares, of Moje VIII: Jambhul, Ta: Mayal, Dist. Pune. Bounded as follows: East By: Survey No. 192, West By: Survey No. 174, North By : X Survey No. 178, South By : Access Road.

			Mr. Kundlik Devidas	Hs.15,44,012/-(Hupees		HS.1,25,000/-
L	32	10340706	Chavan (Borrower)	Fifteen Lakh Forty Four	(Hupees Twelve	(Rupees One Lakh
:	02	100 107 00	Chavan (Borrower) Mrs. Nirmala Kundalik	Thousand Twelve Only)	Lakh Fifty	Twenty Five
			Chavan (Co-borrower)	& 07-11-2019	Thousand Only)	Thousand Only)

Description of the Immovable Property: Schedule A - All that piece and parcel of the property sub Plot No. 2 admeasuring about 12500 Sq. Mtrs. including open space area of 1170.14 and excluding area of amenity of 1875 Sq. Mtrs. carved out of the said property admeasuring about 01 H. 60 R out of Gat No. 1205/1C of village Talegoan Dhamdhere Taluka Shirur Dist. Pune situated within the limits of Grampanchayat Talegoan Dhamdhere, Taluka Panchayat Samiti, Shirur and Zhilla Parishad, Pune and same is bounded as under: East Remaining part of Gat No. 1205, West : Sub Plot No. 1 & amenity space of sub plot No. 2, South : Remaining part of Gat No. 1205, North: Remaining part of Gat No. 1205.

Schedule B Two Bedroom Hall Kitchen Residential Flat bearing No. P 304 admeasuring about Carpet area of 447 Sq. Ft. i.e. 41.52 Sq. Mtrs. including Enclosed Balcony & Open Balcony situate on the Second Floor 'Level 6' Non Amenity View of the 'Wing P' in the scheme name "Pratham" to be constructed on the said property mentioned in the First Schedule and also Allotted Covered Car Parking Space.

Re 3 54 813/-

Re 5 80 000/- Re 58 000/-

ne ge ad 33	10003623	(Borrower) Miss. Prajakta Sudhir Yadav & Master. Aakash Sudhir Yadav (Co-borrower)	(Rupees Three Lakh Fifty Four Thousand Eight Hundred Thirteen Only) & 07 09-2021	(Rupees Five Lakh Eighty Thousand Only)	(Rupees Fifty Eight Thousand Only)
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Mre Heha Sudhir Vaday

Description of the Immovable Property: 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 Jambhul, Taluka Maval District of Pune and within the limits of Zilla Parishad village Jambhul and Gram panchayat village Jambhul that same is bounded as follows: On or towards the East: Survey No. 174, On or towards the South: Survey No. 240 (P), On or towards the West: Survey No. 186 and 192, On or towards the North: Survey No. 176 and 178 Schedule - B: The Residential Flat admeasuring 15.79 Sq. Mtrs. (equivalent to 170 Sq. Ft.) Carpet area bearing

No. 22 situate on the Ground Floor in "B2" Building of the said complex to be known as "Xrbia Abode" under construction on the land more particularly described in the first Schedule herein above written.

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 15 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

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 https://DisposalHub.com on 28-04-2023 between 2.00 PM to 3.00 PM with limited extension of 10 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, 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. 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. 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 21-04-2023 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 Description of the Immovable Property: One Bedroom Hall Kitchen Residential Flat / Unit bearing No. F 404. 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 arears 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, M/s NexXen Solutions Private Limited, Address: #203, 2nd Floor, Shree Shyam Palace, Sector: 4&5 Crossing, Railway Road, Gurugram 122 006 through its Mobile No. +91 97100 29933. +91 98100 29926. Tel. No. +91 124 4 233 933. E-mail ID: CSD@disposalhub.com 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 https://bit.ly/40I4ZZr 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 Sd/- Authorised Officer

Date: 12.04.2023

Tata Capital Housing Finance Ltd.

Pune

financialexp.epapr.in