



Hinduja Housing Finance Limited

PUBLIC NOTICE FOR AUCTION CUM SALE

Notice is hereby given to the public in general and in particular to the Borrower(s) and Co-Borrower(s) that pursuant to taking **Symbolic Possession** of the secured asset mentioned hereunder by the Authorized Officer of Hinduja Housing Finance Ltd. under the **Securitisation and Enforcement of Financial Assets and Enforcement of Security Interest Act, 2002** for the recovery of amount due from borrower/s, we hereby give you notice that the below mentioned secured asset shall be sold by the undersigned if you fail to pay within 30 days of this notice, the entire outstanding loan amount as per the terms and conditions contained in the Loan Agreement and other documents pertaining to the Loan availed by you. After expiry of Thirty days, no further notice whatsoever will be given to you and the below mentioned Secured Asset will be sold accordingly. Also offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, to be sold on, as 'As is Where is Basis', 'As is What is Basis' and 'Whatever is There is Basis', Particulars of which are given below:

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)
(Loan Account No. MH/MUM/VSVR/A000000134) 1. Mrs. Aarti Tiwari (Borrower), R/O. Flat No. 103, A Wing, Durga Residency, Kharbao, Bhiwandi - 421302. 2. Mr. Ramesh Tiwari (Co-Borrower) R/O. Flat No. 103, A Wing, Durga Residency, Kharbao, Bhiwandi - 4213021	Demand Notice date: 20.09.2021 Rs. 13,39,611/- (Rupees Thirteen Lakhs Thirty Nine Thousand Six Hundred and Eleven Only)	All piece and parcel of a Residential being Flat No. 103, admeasuring about 585 sq. ft. built up area on First Floor, of an RCC building wing No. 'A' constructed under the name and style of "Durga Residency" on land bearing S. No. 54/16, situated at Village-Kharbao, Tal. Bhiwandi, Dist. Thane Bounded by- North: Road; South: B-Wing; East: Open Plot; West: D-Wing Including constructed building & fixtures, with all rights.	Rs. 17,41,000/- (Seventeen Lacs Forty One Thousand Only)	Rs. 1,74,100/- (One Lacs Seventy Four Thousand One Hundred Only)
(Loan Account No. MH/MUM/VIRA/A000000066) & (MH/MUM/VIRA/A000000389) 1. Mr. Pankaj Singh (Borrower) R/O. Durga Plaza, Flat No. 106, 1st Floor, Vill: Adivali-Dhokali, Tal. Ambernath, Dist. Thane, Vill: Adivali-Dhokali, Urban, Kalyan, Maharashtra, India - 421301 2. Mrs. Indu Singh (Co-Borrower) Durga Plaza, Flat No. 106, 1st Floor, Vill: Adivali-Dhokali, Tal. Ambernath, Dist. Thane, Vill: Adivali-Dhokali, Urban, Kalyan, Maharashtra, India - 421301	Demand Notice date: 20.09.2021 Rs. 23,02,744/- (Rupees Twenty Three Lakhs Two Thousand Seven Hundred Forty Four Only)	All that piece or parcel of Flat Property Flat No. 106, First Floor Area 790 sq. ft. (built-up) situated at Village-Adivali-Dhokali, Tal Ambernath, Dist. Thane, And Registration District Thane, Sub-Registrar office at Ambernath, Dist. Thane bearing Survey No. 45 Hissa No. 16K/158, Building Name "Durga Plaza" Bounded by- North: Hanuman Sarode, South: Ramji Gupta, East: Somnath Bhane, West: Paresh Bhane.	Rs. 22,95,000/- (Rupees Twenty Two Lacs Ninety Five Thousand Only)	Rs. 2,29,500/- (Rupees Two Lacs Twenty Nine Thousand Five Hundred Only)
(Loan Account No.) MH/MUM/VSVR/A000000228 & MH/MUM/VSVR/A000000579 1. Mr. Dilip Pagare (Borrower) R/OA. Flat No. 205, 2nd Floor B wing, Siddhivinayak Residency Nandivali, Kalyan East, Nandivali, Near 100 ft. Road, Urban, Kalyan, Maharashtra, India - 421306. 2. Mr. Vaishali Pagare (Co-Borrower) R/OA/404, D.N. Apartment, Navghar Road, near Datta Mandir, Bhayandar East, Thane, Maharashtra - 401105.	Demand Notice date: 20.09.2021 Rs. 11,83,406/- (Rupees Eleven Lacs Eighty Three Thousand Four Hundred and Six Only)	All that piece and parcel of Flat No. 205, Second Floor, Area (Built-Up) 480 sq. ft. (44.60 sq. mts), situated on land or ground bearing Survey No. 24, Hissa No. 1 admeasuring 1310 sq. mtrs, which is equivalent to 13 Gunthe 1 Prati situated at Nandivali Tarfe Ambernath in Taluka Kalyan and Sub Registration District of Kalyan, and Registration District Thane within the limits of Grampanchayat Nandivali. Bounded by - North: Vasant Gaikwad; South: Ganesh Dhone; East: Krishana Dhone; West: Road Including constructed building & fixtures, with all rights.	Rs. 17,70,000/- (Rupees Seventeen Lacs Seventy Thousand Only)	Rs. 1,77,000/- (Rupees One Lacs Seventy Seven Thousand Only)
(Loan Account No.) MH/MUM/KLYN/A000000457 & MH/MUM/KLYN/A000000804 1. Mr. Mahesh Patel (Borrower) R/O. B/108, Jay Avenue Chakradhar Nagar, Nilemore, Nalasopara West, Chakradhar Nagar, Nr. Harehareeswar Temple, Urban, Palghar, Maharashtra, India - 401203. also at : Flat No. 355, M Wing, Veena Saraswati Achole, Vasai East, Palghar, Vasai East, Veena saraswati, Urban, Mumbai, Maharashtra, India - 401203. 2. Mrs. Anjali Patel (Co-Borrower) R/O. B/108, Jay Avenue Chakradhar Nagar, Nilemore, Nalasopara West, Chakradhar Nagar, Nr. Harehareeswar Temple, Urban, Palghar, Maharashtra, India - 401203. also at : Flat No. 355, M Wing, Veena Saraswati Achole, Vasai East, Palghar, Vasai East, Veena Saraswati, Urban, Mumbai, Maharashtra, India - 401203.	Demand Notice date: 09.07.2020 Rs. 41,39,309/- (Rupees Forty One Lakhs Thirty Nine Thousand Three Hundred and Nine Only)	Property bearing Flat No. 355, 3rd Floor, Wing-M, Veena Saraswati Co-operative Housing Society Ltd, Vasai Link Road, Behind Agarwal Nagari, Achole Village, Survey No. 19, 20/2, 21 out of which plot No. 57/6/4 having area 76.73999999999999 sq. mtrs. along with building on it situated, Vasai- East, Dist Palghar- 401208. Bounded by - North: N-Wing, East: L-Wing, West: Open, South: Open Including constructed building & fixtures, with all rights.	Rs. 45,43,000/- (Rupees Forty Five Lacs Forty Three Thousand Only)	Rs. 2,54,300/- (Rupees Two Lacs Fifty Four Thousand Three Hundred Only)
(Loan Account No.) MH/MUM/VSVR/A000000061 & MH/MUM/VIRA/A000000401 1. Mr. Lavkush Mishra (Borrower) R/O. Flat No. 12, Sai Nath Nagar, Building No. 7, CHS. Ltd. Maya Nagar Road, Tulunj Road, Nalasopara East, Maya Nagar Road, Nr. Ramdev Jumbo Xerox, Urban, Palghar, Maharashtra, India - 401209 2. Mrs. Bandna Mishra (Co-Borrower) R/O. Flat No. 12, Sai Nath Nagar, Building No. 7, CHS Ltd. Maya Nagar Road, Tulunj Road, Nalasopara East, Mayanagar Road, Nr. Ramdev Jumbo Xerox, Urban, Palghar, Maharashtra, India - 401209.	Demand Notice date: 18.10.2021 Rs. 8,52,750/- (Rupees Eight Lacs Fifty Two Thousand Seven Hundred Fifty Only)	All piece and parcel of Flat bearing No.12, on the First Floor, admeasuring 270sq.ft. (Built-Up area) in the building known as "SAINATH NAGAR Co-Op HSG, SOC. LTD.", Building No.7, constructed on land bearing Survey No. 75, Village Tulinj, Situated at: Tulinj Road, Nallasopara (East), Taluka Vasai, District Palghar, constructed the building consist of ground floor, upper Two Floor within the area of Sub Registrar of Assurances at Vasai. Bounded by - North: Internal Road of Sainath Nagar; South: Building No. 4 Sainath Nagar; East: Building No. 6 Sainath Nagar; West: Building No. 8 Sainath Nagar Including constructed building & fixtures, with all rights.	Rs. 10,26,000/- (Rupees Ten Lacs Twenty Six Thousand Only)	Rs. 1,02,600/- (Rupees One Lacs Two Thousand Six Hundred Only)
(Loan Account No.) MH/MUM/VSVR/A000000178 & MH/MUM/VSVR/A000000570 1. Mr. Balu Parmar (Borrower) R/O. Sharada Residency, Flat No. 205, 2nd Floor, B wing, Sr. No. 45/9 Vill. Adivali-dhokali, Tal. Ambernath, Dist. Thane, Adivali-dhokali, Urban, Kalyan, Maharashtra, India - 421306. 2. Mrs. Kamalajai Parmar (Co-Borrower) R/O. Sharada Residency, Flat No. 205, 2nd Floor, B wing, Sr. No. 45/9 Vill. Adivali-dhokali, Tal. Ambernath, Dist. Thane, Adivali-dhokali, Urban, Kalyan, Maharashtra, India - 421306.	Demand Notice Date 18.10.2021 Rs. 17,13,919/- (Rupees Seventeen Lakhs Thirteen Thousand Nine Hundred and Nineteen only)	All piece and parcel of Flat No. 205, admeasuring 605 sq. ft. Built-Up area on 2nd Floor, Building Name "Sharda Residency", situated at Village Adivali- Dhokali, Tal. Ambernath, Dist. Thane and Registration District Thane, Sub- Registrar Office at Ambernath Dist. Thane bearing Survey No. 45 Hissa No. 91, Total area 697 sq. mtrs. within the limits of Grampanchayat Adivali Dhokali. Bounded by - North: Bhagawathi Homes; South: Sai Plaza; East: Aai Gaon Devi Construction; West: Shreya Park Including constructed building & fixtures, with all rights.	Rs. 20,00,000/- (Rupee Twenty Lacs Only)	Rs. 2,00,000/- (Rupees Two lacs Only)
(Loan Account No.) MH/MUM/VIRA/A000000089 1. Mr. Anil Jaiswal (Borrower) R/O. Flat No. 203, 2nd Floor, B-Wing, Building No. 1, Mathura Kunj Apartment, Type - B, Bhumapan Kramank 42, Village Nandore, Palghar - East, Taluka & Dist. Palghar - 401404. Nandore Villeg, Near, St. Johns College, Palghar East - 401404, St. Johns College, Metro, Palghar, Maharashtra, India - 401404 Also at : Bldg No. D-4, Room No. 404, Jay Bharat Tower Chs, Mahada Colony, Sion, Koliwada, Mumbai - 400037, Jay Bharat Tower Chs, Mahada Colony, Sion, Koliwada, Jay Bharat Tower Chs, Mahada Colony, Sion, Koliwada, Metro, Mumbai, Maharashtra, India - 400037 2. Mrs. Gudiya Jaiswal (Co-Borrower) R/O. Flat No. 203, 2nd Floor, B-Wing, Building No. 1, Mathura Kunj Apartment, Type - B, Bhumapan Kramank 42, Village Nandore, Palghar - East, Taluka & Dist. Palghar - 401404. Nandore Villeg, Near, St. Johns College, Palghar East-401404, St. Johns College, Metro, Palghar, Maharashtra, India - 401404 Also at : Bldg. No. D-4, Room No.404, Jay Bharat Tower Chs, Mahada Colony, Sion, Koliwada, Mumbai-400037, Jay Bharat Tower Chs, Mahada Colony, Sion, Koliwada, Metro, Mumbai, Maharashtra, India - 400037	Demand Notice Date 04.01.2023 Rs. 13,86,671/- (Rupees Thirteen Lakhs Eighty Six Thousand Six Hundred Seventy One Only)	All that piece or parcel of Bhumapan Kramank 42, area admeasuring 0-68-2 Hec. Aar. out of 0-78-2 Hec. Aar. out of 0-78-2 Hec. Aar. FSI in Building No. 01, Mathura Kunj, Flat No. 203, Admeasuring 428.57 Sq. ft. on 2nd Floor, Type-B, "Wing B", situated at Village Nandore, Tal. & Dist. Palghar, within the area of Sub-Registrar of Assurance At Palghar, Dist. Palghar and within the local limit of Nadore Grampanchayat, Tal. Palghar, Dist. Palghar. Including constructed building & fixtures, with all rights.	Rs. 17,00,000/- (Rupees Seventeen Lacs Only)	Rs. 1,70,000/- (Rupees One Lacs Seventeen Thousand Only)
(Loan Account No.) MH/MUM/VIRA/A000000113 1. Mr. Virendra Khedekar (Borrower) SH-2 Hanrabu Patil Chawl, New Agripada Aliyavar Jung Marg Santacruz East, Santacruz East, Metro Mumbai, Maharashtra, India - 400055. 2. Ms. Shruti Bhosale (Co-borrower) SH-2 Hanrabu Patil Chawl, New Agripada Aliyavar Jung Marg, Santacruz East, Santacruz East, Metro, Mumbai, Maharashtra, India - 400055.	Demand Notice date : 21.06.2022 Rs. 17,57,991/- (Rupees Seventeen lacs Fifty Seven Thousand Nine Hundred Ninety One only)	All that piece and parcel of land bearing Property Flat No. 206, 2nd Floor, C-Wing, Building No. 4, Type A5, Jasmine Building, Yashwant Sankal Complex, Opp. G.R. Company, Village - Saravali, Boisar - West, Plot No. 1 & 2, Survey No. 50/2,51/1, 51/2, 51/3, 51/4, 51/5, 51/6, 52/1, 52/2, 53.54, Taluka & District - Palghar, Maharashtra - 401501, Saravali, Saravali Taluka - Palghar District - Palghar Rural, Mumbai, Maharashtra, India - 401501. Bounded By- East: D wing, West: Under Construction Building, North: 8 wing, South: Internal Road. Including constructed building & fixtures, with all rights.	Rs. 16,59,000/- (Rupees Sixteen Lacs Fifty Nine Thousand Only)	Rs. 1,65,900/- (Rupees One Lacs Sixty Five Thousand Nine Hundred Only)
(Loan Account No.) MH/MUM/VIRA/A000000424 1. Mr. Subhash Prasad Maurya (Borrower) 736/D-4, Akshya Chs. Ltd. Res. 71, Sector -7, Charkop Kandivali, Near Hanuman Mandir, Mumbai, Near Hanuman Mandir, Mumbai - 400067. 2. Mrs. Manju Devi Maurya (Co-borrower) 736/D-4 Akshya Chs. Ltd. Res. 71, Sector -7, Charkop Kandivali, Near Hanuman Mandir, Mumbai, Near Hanuman Mandir, Mumbai -400067, Metro, Mumbai, Maharashtra, India - 400067.	Demand Notice date: 26.04.2023 Rs. 14,36,385/- (Rupees Fourteen Lacs Thirty Six Thousand Three Hundred Eighty Five Only)	All that piece and parcel of land bearing Flat No. 001, Ground Floor, B-Wing, Building No. 1, Mathura Kunj Apartment, Type - B, Bhumapan Kramank 42, Village Nandore, Palghar-East, Taluka & Dist. Palghar-401404	Rs. 16,10,000/- (Rupees Sixteen Lacs Ten Thousand Only)	Rs. 1,61,000/- (Rupees One Lacs Sixty One Thousand Only)
(Loan Account No.) MH/MUM/VSVR/A000000109 & MH/MUM/VIRA/A000000395 1. Mr. Sarvan Gupta (Borrower) B/105, Sri Hari Om Apt., Vishnu Dada Partment, Numbradevi colony, Datavali, Road, Diva East, Thane, Maharashtra, 400612 2. Mrs. Runa Gupta (Co-Borrower) B/105, Sri Hari Om Apt., Vishnu Dada Partment, Numbradevi colony, Datavali, Road, Diva East, Thane, Maharashtra, 400612	Demand Notice date : 21.06.2022 Rs. 23,19,148/- (Rupees Twenty Three Lacs Nineteen Thousand one Hundred Forty Eight Only)	All that piece and parcel of land bearing Flat No. 401, B wing \$ th Floor, Building Baba Regency, Village More, Nallasopara East Ta-Vasai Dist -Palghar, Survey No. 30, Hissa No. 1+1+4A, total Extent -68 Sq. Mtrs. Including constructed building & fixtures, with all rights.	Rs. 26,50,000/- (Rupees Twenty Six Lacs Fifty Thousand Only)	Rs. 2,65,000/- (Rupees Two Lacs Sixty Five Thousand Only)
(Loan Account No.) MH/MUM/VSVR/A000000503 1. Mr. Premchandra Kanojia (Borrower) SH 3, Ramratan Building C2, Ramdev park, BLDG. Bhayander, Behind Shivar, Garden Kashmiria Road, Maharashtra India. 401107, 2. Mr. Sangeeta Kanojia (Co-Borrower) SH 3, Ramratan Building C2, Ramdev Park, BLDG. Bhayander, Behind Shivar, Garden Kashmiria Road, Maharashtra India. 401107,	Demand Notice date : 25.08.2023 Rs. 9,11,724/- (Rupees Ninety Lacs Eleven Thousand Seven Hundred Twenty Four only)	All that piece and parcel of land bearing Flat No. 001, Building No. 7A Mangalmurti Nagar, Village Setivali, Taluka Vasai District Palghar, 401105, Survey No. 99, Survey No. 32, Hissa No. 1. Bounded by- East: N.A, South: N.A, North: N.A. Including constructed building & fixtures, with all rights.	Rs. 11,52,000/- (Rupees Eleven Lacs Fifty Two Thousand Only)	Rs. 1,15,200/- (Rupees One Lacs, Fifteen Thousand Two Hundred Only)
(Loan Account No.) MH/MUM/VSVR/A000000012 & MH/MUM/VSVR/A000000582 1. Mr. Vasant Adbalwar (Borrower) 270 Raghunath Kolekar Chawl, Kombad Pada Bhiwandi Thane, 270 Raghunath Kolekar Chawl, Kombad Pada Nihvandi Thane, Metro Mumbai, Maharashtra, India - 401102. 2. Mr. Laxmikant Adbalwar (Co-Borrower) 270 Raghunath Kolekar Chawl, Kombad Pada Bhiwandi Thane, 270 Raghunath Kolekar Chawl, Kombad Pada Bhiwandi Thane, Metro Mumbai, Maharashtra, India - 401102.	Demand Notice date : 20.08.2021 Rs. 6,65,785/- (Rupees Six Lacs Sixty Five Thousand Seven Hundred Eight Five Only)	All that piece and parcel of land bearing Flat No. 04 area admeasuring 550. sq. ft. 51.11 sq. mtrs. On Ground Floor, A wing, Krushnai Apartment Being constructed on land bearing Survey No. 102 Hissa No.1/5 ying being and situated at village kambe Tal. Bhiwandi Dist. Thane. Bounded by North: Open Plot, South: Road, West: Sangharsh Apartment, East: Chawl, West: Open Plot.	Rs. 13,30,000/- (Rupees Thirteen Lacs Thirty Thousand Only)	Rs. 1,33,000/- (Rupees One Lacs Thirty Three Thousand Only)
(Loan Account No.) MH/MUM/VSVR/A000000044 1. Mr. Rajkumar Yadav (Borrower) E/405, Shree Gajanan Nivas Nr. Guru Govind Singh School Ostwal Nagari, Nalasopara East, Palghar, Ostwal Nagari, Nr. Gurugovind School, Semiurban, Palghar, Maharashtra, India - 401209. 2. Mr. Sitya Yadav (Co-Borrower) E/405, Shree Gajanan Nivas, Nr. Guru Govind Singh School Ostwal Nagari, Nalasopara East, Palghar, Ostwal Nagari, Nr. Gurugovind School, Semiurban, Palghar, Maharashtra, India - 401209.	Demand Notice date : 18.10.2021 Rs. 37,28,756/- (Rupees Thirty Seven Lacs Twenty Eight Thousand Seven Hundred Fifty Six only)	All that piece and parcel of land bearing Flat No. 401, admeasuring 68.30 sq. mtr. Built-up area (inclusive of area of balconies), on Fourth Floor, in Wing "B", in the Building to be known as "Baba Regency", constructed on land bearing Survey No. 30, Hissa No. 1, 2, 4A, lying, being and situated at Village More, Nallasopara (E), Nallasopara Ostwal, Urban, Palghar, Maharashtra, India, - 401209. Bounded by North: S. No. 32, H. No. 4, South: Road, East: S. No. 30, H. No. 1+2+4B, West: S.No. 30, H. No. 1=2+4C Including constructed building & fixtures, with all rights.	Rs. 35,30,000/- (Rupees Thirty Five Lacs Thirty Thousand Only)	Rs. 3,53,000/- (Rupees Three Lacs Fifty Three Thousand Only)
(Loan Account No.) MH/MUM/VSVR/A000000080 1. Mr. Raosaheb Patil (Borrower) Pragati Housing Society, 2nd Floor, Room No. 03, Bhosale, Building Choudhary Compound, Bhiwandi Thane. 421305, India - 421305 2. Mrs. Surekha Patil (Co-Borrower) Pragati Housing Society, 2nd Floor, Room No. 03, Bhosale, Building Choudhary Compound, Bhiwandi Thane. 421305, India - 421305	Demand Notice date : 02.01.2023 Rs. 5,66,884/- (Rupees Five Lacs Sixty Six Thousand Eight Hundred Eighty Four)	All that piece and parcel of land bearing Pragati CHS. Ltd. Flat No. 03, House No. 1147/25 on 2nd Floor, area admeasuring 450 sq. ft. Built up area 41.82 sq. mtrs./s Bldg Bhosale Building, Choudhary constructed on land compound Bhiwandi District Thane.	Rs. 13,61,000/- (Rupees Thirteen Lacs Sixty One Thousand Only)	Rs. 1,36,100/- (One Lacs Thirty Six Thousand One Hundred Only)

- Last Date of Submission of Sealed Bid/Offer in the prescribed tender forms along with EMD and KYC is **24.04.2024 between 10:00 AM to 5:00 PM**, at the Branch Office: Hinduja Housing Finance B-209, Everest C.H.S.L., Sai Nagar, Ambadi Road, Vasai West, Maharashtra- 401202 Maharashtra. Tenders that are not filled up or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of Opening of the Bid/Offer (Auction Date) for Property is **25.04.2024** at the above-mentioned branch office address at 10:00 AM. The tender will be opened in the presence of the Authorized Officer.
- Date of Inspection of the Immovable Property is on **01.04.2024 to 05.04.2024 between 10:00 AM to 5:00 PM**.
- Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc. is due and payable till its realization.
- The notice is hereby given to the Borrower/s and Co-Borrower/s to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.
- The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above-mentioned Branch office.
- The immovable property will be sold to the highest bidder. However, the Authorized Officer reserves the absolute discretion to allow inter se bidding, if deemed necessary. The Property as mentioned will not be sold below Reserve Price.
- HHFL (HINDUJA HOUSING FINANCE LIMITED) is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis', 'As is What is Basis' and 'Whatever is There is Basis'.
- The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
- The Demand Draft should be made in favor of "HINDUJA HOUSING FINANCE LIMITED" payable at Vasai.
- For further details, contact the Authorized Officer, at the abovementioned Office address.

Sd/-
Authorized Officer
For, Hinduja Housing Finance Limited

Place : Vasai
Date : 18.03.2024.



Hinduja Housing Finance Limited

APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (For Immovable Property)

Whereas the undersigned being the Authorized Officer of Hinduja Housing Finance Ltd, under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (said Act) & in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued Notices to mentioned below under Section 13 (2) of the said Act, calling upon the concerned Borrower & Co-Borrower, as per details given below to repay the amount mentioned in the respective Notice within 60 days from the date of the respective Notices. The concerned Borrowers/Property Holders having failed to repay the respective due amounts. That the undersigned has taken **Actual/Physical Possession** of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the SARFAESI Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 pursuant to Order dated **16.12.2023** in the Securitisation Application case no. 1908 of 2023 u/sec. 14(1) of SARFAESI Act passed by the Hon'ble Chief Judicial Magistrate, Thane with the help of concerned Court Commissioner by doing the panchanama & inventory on **13.03.2024**. The Concerned Borrowers /Property Holders in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of Hinduja Housing Finance for amount mentioned below.

Sr. No.	Name of Borrowers	Demand Notice Date & Amount (Rs.)	Date of Physical Possession	Description of Immovable Secured Assets
1.	Mr. Tarashankar Tiwari and Mrs. Anita Tiwari	20.09.2021 and Rs. 13,90,209/- (Rupees Thirteen Lacs Ninety Thousand Two Hundred and Nine Only)	13.03.2024	Flat No. 204, 2nd Floor, admeasuring Flat area 42.28 sq. mtrs. i.e. 455 sq. ft. built up area, Dinkar Sadan Co.-Op. Housing Society, Plot bearing survey No.19, H.No. 9, admeasuring 510 sq. mtrs., Adivali, Tal. Ambernath, Dist. Thane and property bounded by North: Property of Sadashive Goma Patil, South: Survey No. 19/8, East: Property of Sadashive Goma Patil and West: Property of Shri. Shantaram Goma Patil. Including constructed building & fixtures, with all rights.

Further, please take Notice that in case you fail to pay the outstanding dues of the Hinduja Housing Finance Ltd positively within 30 days from the date of this Notice, Hinduja Housing Finance Ltd will proceed to sell the Secured Assets in question at the Reserve Price fixed by the undersigned as the Authorized Officer, as provided under the above Act / Rules, without any further intimation / Notice to you.

Sd/-
Authorized Officer
Hinduja Housing Finance Limited

Place: Vasai
Date: 18.03.2024

NOTICE OF SALE OF TURNING POINT ESTATES PRIVATE LIMITED (IN LIQUIDATION)

Regd. Off. At: Shop No. 118, 1st Floor V Mall, Thakar Complex Kandivali East Mumbai - 400101
Principal Office at: 6th Floor "Treasure Island" 11, Tukoganj Main Road Indore 452001
Madhya Pradesh
(Sale under Insolvency and Bankruptcy Code, 2016)

The undersigned Liquidator of Turning Point Estates Private Limited (in Liquidation) ("Corporate Debtor"), appointed by the Hon'ble NCLT, Mumbai, vide order dated 09.02.2023, intends to sell the following properties forming part of the liquidation estate of Corporate Debtor through e-auction as per the provisions of the Insolvency and Bankruptcy Code, 2016 ("Code") and Regulations thereunder including IBB (Liquidation Process) Regulations 2016 and thus forming part of the Liquidation Estate of Corporate Debtor through e-auction on "as is where is basis", "as is what is basis", "whatever there is basis" and "without recourse basis". Sale will be done by the undersigned through E-Auction service provider National E-Governance Services Ltd (NESL) (website: <https://nbiid.nesl.co.in/app/login>). The important particulars of the Sale Process are as under:

Date and Time of 9th E-auction	Friday, 19th April, 2024, 3 PM to 5 PM
Last Date and Time for submission of Bid Form, Declaration forms and of KYC documents	Up to Saturday, 6th April, 2024 by 5 PM
Date of declaration of Qualified Bidder(s)	By Monday, 8th April, 2024
Date and Time for inspection or due diligence of the Corporate Debtor	Up to Tuesday, 16th April, 2024 (with one-day prior intimation to Mr. Sudhanshu Pandey - Mob. - 9821916190 11:00 am - 3:30 pm (except Sundays and State Holidays).
Last date and Time for submission of Declaration Forms and Earnest Money Deposit	Up to Tuesday, 16th April, 2024, by 3 PM

Sr. No.	Description (Assets)	Reserve Price (Rs. in Crores)	EMD (5% of Reserve Price)
Block 1.	Sale of assets of Turning Point Estates Pvt Ltd (Corporate Debtor) including all that piece and parcel of land & Building situated at Kharsa No. 19, 21/1, 22/1 (area 02 Kanals & 15 Marlas), Kharsa No. 22/20 (area 03 Kanals & 03 Marlas), Kharsa No. 22/21/1 (area 03 Kanals 15 Marlas), Kharsa No. 11/02, 20/12, 12, 23, 21/1, 18, 19, 22, 21/1, 19, 22 (area 27 Kanals 01 Marlas), Kharsa No. 22/18, 22/23, 25/3/2 (area 03 Kanals 09 Marlas having total area of 40 Kanals 03 Marlas) together with all construction building affixed thereon i.e. total land area being 4.6584 acres / 18,851.85 sq. mtrs and building construction area being 74,191.04 sq mtrs , Commercial property abutting NH-21, Chandigarh - Kharar Road, situated at Village bud Majra, NH-21, Near Balongi Sales Tax Barriers, SAS Nagar, Mohali, (Punjab)	81	4.05

Bidder/s may refer to detailed terms and conditions and E-Auction Process Memorandum on websites: <https://nbiid.nesl.co.in/app/login> and can also visit www.ibbi.gov.in for the sale auction notice. They can contact through Email: araventhane@nesl.co.in, ipsupport@nesl.co.in, sankar@nesl.co.in, neeld@nesl.co.in or write to the undersigned at turningpoint_bk@gmail.com, contact numbers: Mr. Araventhane SE +91-9384676709, Mr. Neel Doshi +91-9404006667, or contact Mr. Sudhanshu Pandey Mob. No. +91-9821916190.

It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Corporate Debtor to effectuate the sale. The Liquidator has the absolute right to accept or reject any or all offer(s)/bids or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage or disqualify any interested party / potential investor / bidder without any liability. Any revision in the sale notice will be uploaded on the website <https://nbiid.nesl.co.in/app/login>. It is requested to all the bidders to kindly visit the website regularly.

Place: Mumbai
Date: 18.03.2024

Ms. Namrata Anol Randori
Liquidator of Turning Point Estates Private Limited (In Liquidation)
IBBI Regn. No.: IBB/VP-001/JP-P01/585/2019-2020/12495 (AFA valid till- 19.11.2024)
Address: 31-E, BKC Centre, Laxmi Industrial Estate, New Link Road, Andheri (W), Mumbai - 400 053

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