

**TATA****TATA CAPITAL HOUSING FINANCE LTD.**

Registered Address: 11th Floor, Tower A Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, 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 27-03-2024 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis". for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said 27-03-2024. 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 26-03-2024 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	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	10200269	MR. VINAYAK ISHWAR PUJARI. MRS. SWAPNALI VINAYAK PUJARI	Rs. 36,32,997/- (Rupees Thirty Six Lakh Thirty Two Thousand Nine Hundred Ninety Seven Only) 29-10-2018	Flat No. 201 - Rs. 14,40,000 /- And Flat No. 202 - Rs. 14,40,000 /- And Flat No. 203 - Rs. 14,40,000 /-	Flat No. 201 Rs. 1,44,000/- And Flat No. 202 Rs. 1,44,000/- And Flat No. 203 Rs. 1,44,000/-	Physical

Description of the Immovable Property: All that piece and parcel of the Flat No. 201, 202, 203, on 2ND Floor, in the building known as 'Studio Apartment' in 'Montag Greens' on the land bearing S. No. 19, H. No. 8, Plot No. 20, situated at Village Kashele, Taluka Karjat and District Raigad.

2	9972954 & 10341608	Mr. SUDHER NATHURAM MORE. Mrs. REKHA NATHURAM MORE	Rs. 636420/- (Rupees Six Lakh Thirty Six Thousand Four Hundred Twenty Only) is due and payable by you under Agreement No. 9972954 and an amount of Rs. 219065/- (Rupees Two Lakh Nineteen Thousand Sixty Five Only) is due and payable by you under Agreement no.10341608 totaling to Rs. 855485/- (Rupees Eight Lakh Fifty Five Thousand Four Hundred Eighty Five Only) 02-06-2021	Rs. 9,76,800/- (Rupees Nine Lakh Seventy Six Thousand Eight Hundred Only)	Rs. 97,680/- (Rupees Ninety Seven Thousand Six Hundred Eighty Only)	Physical
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Description of the Immovable Property: All that piece and parcel of the

Firstly

All the piece and parcel of the property Land situate, lying and being at Village Pashane, Taluka Karjat, District Raigad bearing Survey No.151, Hissa No.7, (Old Survey No.218/7) admeasuring OH-96 R-OP and bounded as follows.

On or Towards the North By: Sy.No.218/4P, On or Towards the South By: Sy.No.218/13 and 218/14, On or Towards the East By : Sy.No.218/8 , On or Towards the West By: Sy.No.218/6

Secondly

All the piece and parcel of the property Land situate, lying and being at Village Pashane, Taluka Karjat, District Raigad bearing Survey No 151, Hissa No.14 (Old SY.No.218/14) Admeasuring OH-62 R-OP and bounded as follows.

On or Towards the North By: Sy.No.218/7, On or Towards the South By: Sy.No.218/17, On or Towards the East By : Sy.No.218/15B, On or Towards the West By: Sy.No.218/13

The Second Schedule of the Property

An area admeasuring 20.35 Sq.Mtrs Coming the part of the said entire Property situate, Lying and being at Village Pashane, Taluka Karjat, District Raigad and which is more particularly described in the First Schedule here in above.

The Third Schedule of the Property

Flat No 004 on the Ground Floor, in Wing 'K' in phase Excellency Admeasuring 219 Sq.ft.(Carpet Area) having equivalent carpet of 20.35 Sq.mtrs in the project Know as "Dhruv Residency" to be Constructed on the said property described in the Second Schedule mentioned hereinabove.

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: NOTE: The E-auction of the properties will take place through portal <http://bankauctlons.in/> on 27-03-2024 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. 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 19-03-2024 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. 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. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Mr Arijit Kumar Das, 8142000725, 8142000066, 8142000062 Email :- arijit@bankauctlons.in and Email : info@bankauctlons.in 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 <http://surl.li/qxvd> 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: Mumbai
Date- 26-02-2024

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd.