

**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 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 **15-12-2023** 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 **15-12-2023**. 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 **14-12-2023** 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	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	9986388	MR.PROVASH PROTUL BALA	Rs. 7,10,949/- (Rupees Seven Lakh Ten Thousand Nine Hundred Forty Nine Only) ----- 24-12-2021	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only)	Rs. 99,000/- (Rupees Ninety Nine Thousand Only)	Physical

Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A Residential Flat Numbered As Flat No. 105, Admeasuring 394.13 Sq. Ft. i.e. 36.62 Sq. Mt. Of Carpet Area On The 1st Floor, Type A, In The Building No. 13 Known As "sai Siddhi" Constructed On N.a. Land Bearing Survey No. 246, Hissa No. 2/1, Lying, Being And Situated At Village – Makane, Tal & Dist. Palghar, Within The Area Of The Sub-registrar At Vasai, In The State Of Maharashtra.

2	10603279 & 10655252 & 10647310	Mr. Sudhir Sitaram Patil, (Borrower). Mrs. Archana Sitaram Patil, (Co-borrower),	Rs. 16,66,026/- (Rupees Sixteen Lakh Sixty Six Thousand Twenty Six Only) is due and payable by you under Agreement no. 10603279 and an amount of Rs.92,943/- (Rupees Ninety Two Thousand Nine Hundred Forty Three Only) is due and payable by you under Agreement no. 10647310 and an amount of Rs. 5,08,471/- (Rupees Five Lakh Eight Thousand Four Hundred Seventy One Only) is due and payable by you under Agreement no.10655252 totalling to Rs. 22,67,440/- (Rupees Twenty Two Lakh Sixty Seven Thousand Four Hundred Forty Only)- ----- 13-05-2021	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only)	Rs. 99,000/- (Rupees Ninety Nine Thousand Only)	Physical
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Description of the Immovable Property: All that piece and parcel of the Flat bearing No. 003, admeasuring 35.77 Sq.Ft Carpet area (Which is excluding balconies, cub-board area, etc.) on the Ground Floor of Building No. 11- REDWOOD, project constructed on the land bearing S. No.148, Hissa No.13 and S.No.148, Hissa No. 15 (V), (L), (D), (K), (Y), (B), (R) and (E) situated at Village Shirgaon, Taluka, Ambarnath, within the limits of Kulgaon Badlapur Municipal Council, District Thane, Maharashtra

3	10218574	Mr. Mahendra Shamkaran Singh Mrs.Preeti Mahedra Singh	Rs. 37,87,690/- (Rupees Thirty Seven Lakh Eighty Seven Thousand Six Hundred Ninety Only) ----- 07-06-2021	Rs. 28,60,000/- (Rupees Twenty Eight Lakh Sixty Thousand Only)	Rs. 2,86,000/- (Rupees Two Lakh Eighty Six Thousand Only)	Physical
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Description of the Immovable Property: All that piece and parcel of the Flat No.205, on the Second Floor, in the building No.B8, in the building Know as "Raunak City", Sector-II, situated at Village Wadwghar, Taluka Kalyan, District Thane.

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 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 <https://www.bankeauctions.com> on 15-12-2023 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. 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 06-12-2023 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. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas 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, C1 INDIA PVT.LTD., Address: C1 INDIA PVT.LTD. 3rd Floor, Plot No.68 sector-44, Gurgaon, Haryana-122003. Mob. : 8866682937 & Phone : 7291981124/1125/1126 Email ID: gujarat@c1india.com / support@bankeauctions.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 <http://surl.li/nmwgq> 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- 29-11-2023

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd.