



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 29-04-2024 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 29-04-2024. 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 27-04-2024 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 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	9778651	MR. JAGDISH VASANJI VASANI MRS. RAKSHA JAGDISH VASANI	Rs. 11,44,400/- (Rupees Eleven Lakh Forty Four Thousand Four Hundred Only) 28-04-2021	Rs. 12,40,000/- (Rupees Twelve Lakh Forty Thousand Only)	Rs. 1,24,000/- (Rupees One Lakh Twenty Four Thousand Only)	Physical
Description of the Immovable Property: Schedule - A All piece and parcel of Plot of Non Agriculture land bearing Survey No. 39/1 admeasuring about 2400 Sq. Mtrs. Area, situate lying and being at Village Wafe, Taluka Shahapur, within the limits of Grampanchayat Wafe, Sub Registration of Taluka Shahapur and Registration of District and Division Thane.						
Schedule - B All piece and parcel of Flat No. 301 admeasuring 424 Sq. Ft. Carpet area on the Third Floor in the Building No. D in "Shiv Shakti Complex" project constructed on above plot of Non Agriculture land situate lying and being at village Wafe, Taluka Shahapur, within the limits of Grampanchayat Wafe, Sub Registration of Taluka Shahapur and Registration of District and Division Thane.						
2	9848407	ROHIDAS RAJARAM GADEKAR SHEETAL ROHIDAS GADEKAR	Rs. 5,64,058/- (Rupees Five Lakh Sixty Four Thousand Fifty Eight Only) 24-12-2021	Rs. 5,30,000/- (Rupees Five Lakh Thirty Thousand Only)	Rs. 53,000/- (Rupees Fifty Three Thousand Only)	Physical
Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A Flat Numbered As Flat Premises No. 306, Admeasuring About 248.98 Sq. Ft. Carpet Area On The 3rd Floor, Building No. 30, In B Wing, Building Named As Dost, In Sector 2, Of The Project Known As Karm Residency Constructed On Land Bearing Survey No.s 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1 (p), 172/2/2 (p), 172/2/3, 172/2/4, 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, District Thane, In The State Of Maharashtra.						
3	9862471	Mr. Salman Nizamuddin Ansari Mrs. Femida Salman Ansari	Rs. 8,74,309/- (Rupees Eight Lakh Seventy Four Thousand Three Hundred Nine Only) 02-06-2021	Rs. 7,70,000/- (Rupees Seven Lakh Seventy Thousand Only)	Rs. 77,000/- (Rupees Seventy Seven Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of property bearing Flat No. 606, on 6th Floor admeasuring 23.41 sq. meter., (Equivalent To 252 sq. Feet) Carpet Area, E1-Building of the said Complex to be Known as "Xrbia Vangani", Carpet Area And Totally Admeasuring 76560 Sq. Meter., Survey No. 10/1, 18/2, 18/4, 19/1B, 19/3 (Part), 19/4 (Part), 23/1 (Part), 23/2, 23/4, 24/14, 24/17 of Vill: Khadyachpada, Ta: Karjat, Dist: Raigad. Bounded:- East:- Open Plot, West:- Open Plot, North:- Khadyachpada, South:- Internal Road						
4	9781608	Mr. Sushil Shankar Kurup. Mrs. Sushmita Sushil Kurup	Rs. 11,69,194/- (Rupees Eleven Lakh Sixty Nine Thousand One Hundred Ninety Four Only) 26-04-2021	Rs. 13,40,000/- (Rupees Thirteen Lakh Forty Thousand Only)	Rs. 1,34,000/- (Rupees One Lakh Thirty Four Thousand Only)	Physical
Description of the Immovable Property: All That Piece And Parcel Of Immovable Property Bearing Flat No.106, First Floor, Building No. C/8, Admeasuring 42.92 Sq. Meters (Equivalent Admeasuring 462.00 Sq. Feet) Along With Undivided Share In The Land Of Road & C.O.P. In The Scheme Known As "Xrbia Warai", Situate At R.S. No. 6/2, 6/3, 9/1, 9/2, 10/2A/1, 10/4A/2, 10/6, 12/1A/1, 12/6A, 12/5, 10/9 Totally Admeasuring 90350 Sq. Meters, of Vill: Warai, Ta: Karjat, Dis: Raigad.						
5	TCHHL062700 0100075585 & TCHHF062700 0100073387	MR. ABDULMUTALIB M PATEL MRS. SHUBHANGI R PATIL	Rs. 2078652/- (Rupees Twenty Lakh Seventy Eight Thousand Six Hundred Fifty Two Only) is due and payable by you under loan account No. TCHHL0627000100075585 and an amount of Rs. 83614/- (Rupees Eighty Three Thousand Six Hundred Fourteen Only) is due and payable by you under loan account No. TCHHF0627000100073387 totaling to Rs. 2162266/- (Rupees Twenty One Lakh Sixty Two Thousand Two Hundred Sixty Six Only) 11-03-2023	Rs. 16,50,000/- (Rupees Sixteen Lakh Fifty Thousand Only)	Rs. 1,65,000/- (Rupees One Lakh Sixty Five Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Flat No. 303 on the Third Floor, Wing-A, admeasuring 39.49 Sq. Mtrs Built up (425 Sq. Ft Super/Built Up) in the Building known as "Shree Sidhivinayak Apartment A&B Wing, constructed on the land bearing Survey No. 339, Hissa No.2, admeasuring 0-10-20, lying, being and situated at Village Bolinj within the area of Vasai-Virar Shahar Mahanagarpalika, Taluka and Registration Sub District Vasai-II, Virar, District and Registration District: Palghar.						
6	9991853 & 10014921	Mr. ARUN KUMAR SHRIVASTAVA. Mrs. MANISHA ARUNKUMAR SHRIVASTAV	Rs. 729314/- is due and payable by you under Agreement no. 9991853 and an amount of Rs. 62964/- is due and payable by you under Agreement No. 10014921, totaling to Rs. 792278/- (Rupees Seven Lakh Ninety-Two Thousand Two Hundred Seventy Eight Only) 19-10-2021	Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand Only)	Rs. 64,000/- (Rupees Sixty Four Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the FLAT NO.206, (ADMEASURING 411.09 SQ.FT. I.E. 38.20 SQ. MTRS. BUILTUP AREA) ON 2ND FLOOR, B WING BUILDING NO 3, SAI RACHNA COMPLEX. CONSTRUCTED ON LAND BEARING GAT NO.153, SITUATED AT VILLAGE PADAGHA, SAMLEPADA, STATION RAOD, TAL. & DIST PALGHAR THANE 401404						
7	983413	Mr. Nanhelal Rajbhar. Mr. Pawan Kumar Rajbhar	Rs. 11,42,319/- (Rupees Eleven Lakh Fourty Two Thousand Three Hundred Nineteen Only) 02-06-2021	Rs. 8,11,000/- (Rupees Eight Lakh Eleven Thousand Only)	Rs. 81,100/- (Rupees Eighty One Thousand One Hundred Only)	Physical
Description of the Immovable Property: All that piece and parcel of the property Flat No.306, 3rd floor, B Wing, in the building Known as "Sai Rachana Apartment" Building No.3, built up area /carpet area admeasuring 411.9 Sq.ft. i.e. 38.20, Sq mtrs., (which inclusive of the area of balconies), land bearing Gate No. 153, area admeasuring about 2386.45 Sq.mtrs., lying being and situated at Village Padaghe, within the limits of Padaghe Grampanchayat, Taluk Padaghar, District Palghar 401404 Maharashtra.						
8	10262512	Mr. Ajay Krishnakant Pimple	Rs. 11,11,040/- (Rupees Eleven Lakh Eleven Thousand Forty Only) 06-05-2021	Rs. 8,90,000/- (Rupees Eight Lakh Ninety Thousand Only)	Rs. 89,000/- (Rupees Eighty Nine Thousand Only)	Physical
Description of the Immovable Property: All That Piece & Parcel Of Immovable Property Bearing Flat Premises No.101, Admeasuring About 452.24 Sq Fts Carpet, On The 1 St Floor, Building No 74, C Wing In The Building Name "Surya" In Sector-3, Project Known As "Karma Residency", To Be Constructed On The Land Bearing Survey No. 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1 (Part), 172/2/2 Part, 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 173/1/2, 178/15 And 179/5 Lying And Situated At Village Dhasai, Taluka Shahapur, Dist Thane						

10	9883837	MR. SHANTARAM SHIVRAM KHADE. MRS. BHARATI SHANTARAM KHADE	Rs. 10,36,560/- (Rupees Ten Lakh Thirty Six Thousand Five Hundred Sixty Only) 21-03-2019	Rs. 9,25,000/- (Rupees Nine Lakh Twenty Five Thousand Only)	Rs. 92,500/- (Rupees Ninety Two Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Schedule -A All that piece and parcel of land and ground situated project known as "Xrbia Warai" within the Registration, Sub-Dist. Taluka Karjat, Dist. Raigad, and within the limits of the Sub Registrar Karjat bearing S. No. 6/2, 6/3, 9/1, 9/2, 10/2A+2B (New S. No. 10/2A/1), Mouje Tarfe Waredi, respectively admeasuring an area 09 H. 3.50 R and as per the building Plan. Schedule - B The Residential Flat admeasuring 23.88 Sq. Mtrs. (equivalent to 257 Sq. Ft.) carpet area bearing No. 105 situated on the First in "A5" Building of the said Complex to be known as "Xrbia Warai" under construction on the land more particularly described in the First Schedule herein above written.						
11	9957584	MRS. POOJA RAHUL MHATRE MR. RAHUL SHARAD MHATRE	Rs. 11,72,583/- (Rupees Eleven Lakh Seventy Two Thousand Five Hundred Eighty Three Only) 28-04-2021	Rs. 9,70,000/- (Rupees Nine Lakh Seventy Thousand Only)	Rs. 97,000/- (Rupees Ninety Seven Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Schedule - A All that piece and parcel of land and ground situated project known as "Xrbia Warai" within the registration, Sub-Dist. Taluka Karjat, Dist. Raigad and within the limits of the Sub Registrar Karjat bearing mentioned Survey Number of sanctioned layout, Mouje Tarfe Waredi, respectively admeasuring an area 09 H, 3.50 R and as per the Building Plan. Schedule - B The Residential Flat admeasuring 23.88 Sq. Mtrs. (equivalent to 257 Sq. Ft.) carpet area bearing No. 601 situate on the Sixth in "A5" building of the said complex to be known as "Xrbia Warai" under construction on the land more particularly described in the First Schedule herein above written.						
12	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. 12,96,000/- (Rupees Twelve Lakh Ninety Six Thousand Only) And Flat No. 202 - Rs. 12,96,000/- (Rupees Twelve Lakh Ninety Six Thousand Only) And Flat No. 203 - Rs. 12,96,000/- (Rupees Twelve Lakh Ninety Six Thousand Only)	Flat No. 201 Rs. 1,29,600/- (Rupees One Lakh Twenty Nine Thousand Six Hundred Only) And Flat No. 202 Rs. 1,29,600/- (Rupees One Lakh Twenty Nine Thousand Six Hundred Only) And Flat No. 203 Rs. 1,29,600/- (Rupees One Lakh Twenty Nine Thousand Six Hundred Only)	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 'Monlag Greens' on the land bearing S. No. 19, H. No. 8, Plot No. 20, situated at Village Kashihe, Taluka Karjat and District Raigad.						
13	TCHHL062700 0100060900 & TCHIN0289000 100061063	Mr. AMIRUDDIN JAMALUDDIN, MRS. TABASSUMNISHA AMRUDDIN	Rs. 971741/- (Rupees Nine Lakh Seventy One Thousand Seven Hundred Forty One Only) is due and payable by you under loan account No. TCHHL0627000100060900 and an amount of Rs. 60783/- (Rupees Sixty Thousand Seven Hundred Eighty Three Only) is due and payable by you under loan account No. TCHIN0289000100061063 totalling to Rs. 1032524/- (Rupees Ten Lakh Thirty Two Thousand Five Hundred Twenty Four Only) 20-02-2023	Rs. 12,00,000/- (Rupees Twelve Lakh Only)	Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Flat No. 403, on the Fourth Floor, in B-Wing in the building known as "Shree SR Homes" admeasuring 29.55 Sq. Mtrs carpet area, constructed on the Non-Agricultural land bearing Survey No. 191, Hissa No. 1, lying being and situate at Village Makane, Taluka Palghar, District Palghar, within area of Sub-Registrar Palghar, Maharashtra-401102.						
14	TCHHL029600 0100074295 & TCHHF029600 0100074291	MR DEEPAK PANDURANG SALUNKE, MRS DANVANTI DEEPAK SALUNKE,	Rs. 1131997/- (Rupees Eleven Lakh Thirty One Thousand Nine Hundred Ninety Seven Only) is due under loan account No. TCHHL0296000100074295 and an amount of Rs. 899644/- (Rupees Eight Lakh Ninety Nine Thousand Six Hundred Forty Four Only) is due under loan account No. TCHHF0296000100074291 totalling to Rs. 2031641/- (Rupees Twenty Lakh Thirty One Thousand Six Hundred Forty One Only) 12-07-2022	Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty Thousand Only)	Rs. 1,75,000/- (Rupees One Lakh Seventy Five Thousand Only)	Physical
Description of the Immovable Property: All the parcel and piece of the Residential Flat Premises no 202, admeasuring about 660.7 sq ft carpet, on the 2nd floor, building no 10, A-Wing, in the building name Samrat, in Sector 1, project known as Karm Residency, to be constructed on the land bearing Survey No 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1, (Part), 172/2/2 (Part), 172/2/3, 172/2/4, 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 Shahpur, District Thane						
15	TCHHL029600 0100088712 & TCHIN0296000 100088734	MR ISMAIL NOMANBHAI PATANWALA MRS FARIDA ESMAIL PATANWALA	Rs. 1342221/- (Rupees Thirteen Lakh Forty Two Thousand Two Hundred Twenty One Only) is due and payable by you under Agreement no. TCHHL0296000100088712 and an amount of Rs. 125376/- (Rupees One Lakh Twenty Five Thousand Three Hundred Seventy Six Only) is due and payable by you under Agreement no. TCHIN0296000100088734 totalling to Rs. 1467597/- (Rupees Fourteen Lakh Sixty Seven Thousand Five Hundred Ninety Seven Only) 22-12-2022	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 the piece and parcel of the property bearing No. 302, on the 3rd Floor, B-Wing (herein after referred to as the said "Apartment") admeasuring about 23.85 Sq. Mtrs carpet area in the building called "AMAR JYOT" PLOT NO 19 VILLAGEMAMDAPUR NERAL EAST 410101 RAIGAD MAHARASHTRA						
16	10610855 & 10613313	Mr. ISLAMALI RAMZANALI SHAIKH. Mrs. SAJEEDA ISLAMALI SHAIKH	Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Rupees Only) is due and payable by you under Agreement No. 10613313 and an amount of Rs. 20,99,480/- (Rupees Twenty Lakh Ninety Nine Thousand Four Hundred Eighty Rupees Only) is due and payable by you under Agreement No. 10610855 Totalling to Rs. 22,14,480/- (Rupees Twenty Two Lakh Fourteen Thousand Four Hundred Eighty Rupees Only) 28-04-2021	Rs. 13,25,000/- (Rupees Thirteen Lakh Twenty Five Thousand Only)	Rs. 1,32,500/- (Rupees One Lakh Thirty Two Thousand Five Hundred Only)	Physical
Description of the Immovable Property: FIRST SCHEDULE ABOVE REFERRED TO: All those piece and parcel of land lying at village MAMDAPUR and being within the limit of MAMDAPUR Grampanchayat, Taluk Karjat, District and Division of Raigad, and within the Jurisdiction of Sub-Registrar Karjat and which is more particularly described in the Revenue Records as Under: SURVEY NO : 168, HISSANO / PLOT NO : 53, AREA SQ. MTR. : 509 SQ. MTRS., ASSESSMENT : 50.9. The Fourth Boundaries of the said property are as per government record. SECOND SCHEDULE ABOVE REFERRED TO: Description of the nature, extent of common areas and facilities. THIRD SCHEDULE OF PROPERTY: Flat no.203 on the Second Floor, Admeasuring area of 27.75 Sq.Mtrs carpet in the building named as "VARAD VINAYAK" situated in the Survey No. 106/5/3 at village MAMDAPUR, Tal. Karjat, Dist. Raigad.						

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
17	9560203 & 9568809	MR. MUDDASSAR SHAFI PATEL (Borrower) MRS. MADUSA M. PATEL (Co-borrower)	Rs. 7,04,165/- (Rupees Seven Lakh Four Thousand One Hundred Sixty Five Only) is due and payable under Agreement no. 9560203 and an amount of Rs. 1,78,197/- (Rupees One Lakh Seventy Eight Thousand One Hundred Ninety Seven Only) is due and payable under Agreement no. 9568809 totalling to Rs. 8,82,362/- (Rupees Eight Lakh Eighty Two Thousand Three Hundred Sixty Two Only)	Rs. 4,85,000/- (Rupees Four Lakh Eighty Five Thousand Only)	Rs. 48,500/- (Rupees Forty Eight Thousand Five Hundred Only)	Physical
<p align="center">31-July-2017</p> <p>Description of the Immovable Property: FLAT NO 203 2ND FLOOR BUILDING NO A 31 SAMRUDDHI COMPLEX VIII GARPOLI SHIVANDI ROAD KARJAT WEST 410210 BEARING SURVEY NO 63/5, 63/2A, 63/2B, 63/2C, 63/2D, 63/2E, 64/0, OF THE VILLAGE GARPOL TAL KARJAT DISTRICT RAIGAD</p> <p>The Said Property is Bounded As follows: On or Towards East: Survey No 79, On or Towards West: Survey No 57, On or Towards North: Survey No 68, 69, On or Towards South: 57, 60, 61</p>						
18	TCHHL029600 0100111680 & TCHIN0296000 100113003	MR PRADEEP MADHUKAR MORE. MRS VARSHA PRADEEP MORE	Rs. 19,74,789/- (Rupees Nineteen Lakh Seventy Four Thousand Seven Hundred Eighty Nine Only) is due and payable by you under Agreement no. TCHHL0296000100111680 and an amount of Rs. 9,07,72/- (Rupees Ninety Thousand Seven Hundred Seventy Two Only) is due and payable by you under Agreement no. TCHIN0296000100113003 totalling to Rs. 20,65,561/- (Rupees Twenty Lakh Sixty Five Thousand Five Hundred Sixty One Only)	Rs. 14,40,000/- (Rupees Fourteen Lakh Forty Thousand Only)	Rs. 1,44,000/- (Rupees One Lakh Forty Four Thousand Only)	Physical
<p align="center">20-08-2022</p> <p>Description of the Immovable Property: All that piece and parcel of the Flat No. 26, 4th Floor, A-Wing, in the building known as "Radhe Krishna Heights", admeasuring about 32.35 Sq. Mtrs carpet area (Built Up area 597 Sq. Ft) Village Dahivali, karjat, Raigad, Navi Mumbai, Maharashtra- 410210, lying and being at limits of Karjat Municipal Council, Talukar Karjat, District Division Raigad, and within the jurisdiction of Sub Registrar Karjat.</p>						
19	TCHHL063600 0100005597 & TCHIN0636000 100005800	MS. REENA SUBHASH SABHARWAL MRS. VEENA SUBHASH SABHARWAL M/S. CINTYA CORPORATION	Rs. 14,00,811/- (Rupees One Lakh Forty Thousand Eighty One Only) is due and payable by you under Agreement no. TCHIN0636000100005800 and an amount of Rs. 40,44,878/- (Rupees Forty Lakh Forty Four Thousand Eight Hundred Seventy Eight Only) is due and payable by you under Agreement no. TCHHL0636000100005597 totalling to Rs. 41,84,959/- (Rupees Forty One Lakh Eighty Four Thousand Nine Hundred Fifty Nine Only)	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	Physical
<p align="center">13-01-2022</p> <p>Description of the Immovable Property: All that piece and parcel of the Schedule - A All that piece and parcel of land bearing Survey No. 39/1 of Mouje Wafepada, Taluka Shahapur, within the limits of Grampanchayat Wafe, Sub Registration of Taluka Shahapur, and Registration Dist. And Division Thane.</p> <p>Schedule - B Flat No. 303 & 304, on 3RD Floor, admeasuring 424 + 424 (39.40 + 39.40 Sq. Mtrs.) + 500 + 500 (46.45 + 46.46 Sq. Mtrs.) = 1848 Sq. Ft. Carpet area including Terrace in Wing "A" of the building known as "Shiv Shakti Complex" situated at Wafe, Shahapur, consisting of Ground +3 Floor without lift.</p>						
20	10478292 & 10490220	MR. SHANEALI KIAMAT JAN MRS. RESHMA SHANEALI PACHA	Rs. 58,91,127/- (Rupees Fifty Six Lakh Ninety One Thousand One Hundred Twenty Seven Only) is due and payable by you under Agreement no. 10478292 and an amount of Rs. 3,58,302/- (Rupees Three Lakh Fifty Eight Thousand Three Hundred Two Only) is due and payable by you under Agreement no. 10490220 totalling to Rs. 60,49,429/- (Rupees Sixty Lakh Forty Nine Thousand Four Hundred Twenty Nine Only)	Rs. 58,25,000/- (Rupees Fifty Eight Lakh Twenty Five Thousand Only)	Rs. 5,82,500/- (Rupees Five Lakh Eighty Two Thousand Five Hundred Only)	Physical
<p align="center">07-06-2021</p> <p>Description of the Immovable Property: Schedule - A All that piece or parcel of land bearing Plot No. 07 under erstwhile 12.5% Gaothan Expansion Scheme of CIDCO Ltd., in Sector - 34A, village Owe-Kharghar, Tal. Panvel, Dist. Raigad, of 12.5% GES Scheme containing by admeasuring 900 Sq. Mtrs. Thereabouts bounded as under: On or towards North By: Commercial Plot, On or towards South By: 11 Mtrs. Wide Road, On or towards East By: 11 Mtrs. Wide Road, On or towards West By: Plot No. 6.</p> <p>Schedule - B All the right, title and interest of the Transfers in the 10 finally paid the shares of Rs.50/- (Rupees Fifty Only) each of the aggregate value of Rs.500/- (Rupees Five Hundred Only) bearing distinctive Nos. 741 to 750 (both inclusive) under Share Certificate No. 09, issued by "Laxmi Angan Co-Op. Hsg. Society Ltd." Together with right to remain in possession and occupation of Flat No. 204, on the Second Floor, admeasuring about 41.362 Sq. Mtrs. Of Carpet area and 7.928 Sq. Mtrs., Terrace Area / Loft area, on Plot No. 07, in Sector - 34A, Village - Owe-Kharghar, Tal. Panvel.</p> <p>Note: - SA Filed by the Borrower against TCHFL (SA Diary No. 2506/2023 along with IA Diary No. 2746/2023 & IA Diary No. 2750/2023) is pending before DRT II, Mumbai, No stay order is passed against TCHFL in the said case</p> <p>The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.</p>						
21	TCHHL029600 0100100338 & TCHIN0296000 100100935	MR SITARAM RAJARAM MORE. MRS SHILPA SITARAM MORE	Rs. 19,20,197/- (Rupees Nineteen Lakh Twenty Thousand One Hundred Ninety Seven Only) is due and payable by you under Agreement no. TCHHL0296000100100338 and an amount of Rs. 1,31,724/- (Rupees One Lakh Thirty One Thousand Seven Hundred Twenty Four Only) is due and payable by you under Agreement no. TCHIN0296000100100935 totalling to Rs. 20,51,921/- (Rupees Twenty Lakh Fifty One Thousand Nine Hundred Twenty One Only)	Rs. 13,90,000/- (Rupees Thirteen Lakh Ninety Thousand Only)	Rs. 1,39,000/- (Rupees One Lakh Thirty Nine Thousand Only)	Physical
<p align="center">23-08-2022</p> <p>Description of the Immovable Property: All that piece and parcel of the A Residential Flat No 28, Fourth Floor in A Wing of the building Radhe Krishna Heights, admeasuring at about 32.11 Sq. Mtrs. carpet area (Built-up area 616 Sq. Feet), land which was built on plot bearing CTS No. 1070 to 1080, situated lying at Village Dahivali Tarfe Need and being within the limits of Karjat Municipal Council, Taluka Karjat, District and Division Raigad, and within the Jurisdiction of Sub Registrar Karjat.</p>						
22	TCHIN0636000 100059109 & TCHHL063600 0100009004	SOMNATH SURYABHAN HARPADE. LEENA KISHOR WANKHEDKAR	Rs. 19,84,996/- is due and payable by you under Agreement no. TCHHL0636000100009004 and an amount of Rs. 1,75,459/- is due and payable by you under Agreement No. TCHIN0636000100059109, totaling to Rs. 21,60,455/- (Rupees Twenty One Lakh Sixty Thousand Four Hundred Fifty Five Only)	Rs. 26,00,000/- (Rupees Twenty Six Lakh Only)	Rs. 2,60,000/- (Rupees Two Lakh Sixty Thousand Only)	Physical
<p align="center">19-10-2021</p> <p>Description of the Immovable Property: All that piece and parcel of the FLAT NO.602 ADMEASURING TOTAL AREA 37.8 SQ. MTRS. (CARPET AREA 30.51 SQ.MTRS + 4.93 SQ.MTRS OPEN TERRACE + 2.36 SQ.MTRS BALCONY) ON 6TH FLOOR, 'A' WING, SHREE ANANDI HERITAGE, ON SURVEY NO.28, (OLD SURVEY NO.28.), 35, HISSA NO. 1/2 PAIKI(OLD SURVEY NO. 1A)6; VILLAGE PISAVALI, SITARAM SONAWANE NAGAR OPP JAI MALHAR HOTEL SHREE MALANG ROAD, KALYAN EAST, THANE-421306.</p>						
23	9972954 & 10341608	Mr. SUDHER NATHURAM MORE. Mrs. REKHA NATHURAM MORE	Rs. 6,36,420/- (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. 2,19,065/- (Rupees Two Lakh Nineteen Thousand Sixty Five Only) is due and payable by you under Agreement no. 10341608 totalling to Rs. 8,55,485/- (Rupees Eight Lakh Fifty Five Thousand Four Hundred Eighty Five Only)	Rs. 8,80,000/- (Rupees Eight Lakh Eighty Thousand Only)	Rs. 88,000/- (Rupees Eighty Thousand Only)	Physical
<p align="center">02-06-2021</p>						

Description of the Immovable Property: All that piece and parcel of the Property				
<p>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-36 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</p> <p>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</p> <p>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</p> <p>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 known as "Dhruv Residency" to be Constructed on the said property described in the Second Schedule mentioned hereinabove.</p>				
24	TCHHL028900 0100073218 & TCHHF028900 0100073223 & TCHHF028900 0100074281	MR. SWAPNIL DHANAJI VIBHUTE. MR DHANAJI R VIBHUTE MRS. SANTOSHI SWAPNIL VIBHUTE	Rs. 1478163/- (Rupees Fourteen Lakh Seventy Eight Thousand One Hundred Sixty Three Only) is due and payable by you under Agreement no. TCHHF0289000100073223 and an amount of Rs. 71793/- (Rupees Seventy One Thousand Seven Hundred Ninety Three Only) is due and payable by you under Agreement no. TCHHF0289000100074281 and an amount of Rs. 572762/- (Rupees Five Lakh Seventy Two Thousand Seven Hundred Sixty Two Only) is due and payable by you under Agreement no. TCHHL0289000100073218 totalling to Rs. 2122718/- (Rupees Twenty One Lakh Twenty Two Thousand Seven Hundred Eighteen Only)	Rs. 17,75,000/- (Rupees Seventeen Lakh Seventy Five Thousand Only) Rs. 1,77,500/- (Rupees One Lakh Seventy Seven Thousand Five Hundred Only) Physical
<p>Description of the Immovable Property: Schedule - A All the piece and parcel of land bearing Plot No. 5, Survey No. 13, Hissa No. 3 (Part), admeasuring 284.38 Sq. Mtrs. Situated Shirgaon, Badlapur (East), within the limits of Kulgaoon - Badlapur Municipal Council, together with structure thereon bearing Municipal Ward No. bearing bounded as follows: On or towards East: Property of S. No. 80/2, On or towards West: Property of Plot No. 5, On or towards North: Property of Plot No. 5, On or towards South: Property of S. No. 80/2.</p> <p>Schedule - B Flat No. 203 on Second Floor, admeasuring about 675 Sq. Feet Built Up i.e. 62.73 Sq. Mtr. Area (which is inclusive of the area of Balconies) in Building known as "Vimal Apartment" property more particularly described in the First Schedule written above.</p>				
25	10059600 & 10069856	MR. VISHAL RAMESH NAMUGADE (BORROWER), MRS. VIBHA VISHAL NAMUGADE (CO-BORROWER)	Rs. 51,32,239/- (Rupees Fifty One Lakh Thirty Two Thousand Two Hundred Thirty Nine Only) is due and payable by you under Agreement no. 10059600 and an amount of Rs. 1,80,383/- (Rupees One Lakh Eighty Thousand Three Hundred Eighty Three Only) is due and payable by you under Agreement no. 10069856 totalling to Rs. 53,12,622/- (Rupees Fifty Three Lakh Twelve Thousand Six Hundred Twenty Two Only)	Rs. 40,00,000/- (Rupees Forty Lakh Only) Rs. 4,00,000/- (Rupees Four Lakh Only) Physical
<p>Description of the Immovable Property: All The Piece And Parcel Of Immovable Property Bearing Flat No. 1801, On The 18th Floor, Building No. D, Admeasuring Carpet Area 640.00 Sq. Feet, Super Built Up Area 970.00 Sq. Feet, In The Building Known As "Casa Clara", Situated At Revenue Survey No. 38/1, 38/2, 39/5, 40/2, 143/2, 143/3, 144/5, 144/6-A, 144/6-B, 144/9-A, 144/9-B, Of Village, Khoni, Ta: Kalyan, Dist: Thane. Bounded As Follows:- East By : Building D-1. West By : Internal Road. North By : Internal Road. South By : Talaja Road.</p>				
26	TCHHL029600 0100072356	MR. IBRAHIM USMAN CHAUDHARY, MR. USMAN ROJALI CHAUDHARY, MR. ANZUMAN USMAN CHAUDHARY	Rs. 21,92,315/- (Rupees Twenty One Lakh Ninety Two Thousand Three Hundred Fifteen Only)	Rs. 14,70,000/- (Rupees Fourteen Lakh Seventy Thousand Only) Rs. 1,47,000/- (Rupees One Lakh Forty Seven Thousand Only) Physical
<p>Description of the Immovable Property: Schedule - A All that piece and parcel of land bearing Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6/2, 4/7, 4/8, 4/9, 4/10, 4/12, 4/14, 5/1, 5/2 of Mouje Ambivali, Taluka Kalyan, Dist. And within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan.</p> <p>Schedule - B Flat No. 405 on the 4TH Floor, admeasuring 387 Sq. Ft. carpet area (35.95 Sq. Mtrs.) in Building No. A-6, "Neptune Swarajya Complex" situated at Sector I, Mouje Ambivali, Taluka Kalyan, Dist. Thane.</p>				
27	9326999	MR. KANUCHARAN BANSIDHAR PANDA, MRS. SHANTILATA BANSIDHAR PANDA	Rs. 11,00,435/- (Rupees Eleven Lakh Four Hundred Thirty Five Only)	Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand Only) Rs. 97,500/- (Rupees Ninety Seven Thousand Five Hundred Only) Physical
<p>Description of the Immovable Property: Schedule - A All that piece or parcel of property situated within the Registration Sub-Registrar Shahapur, Taluka - Shahapur, District - Thane, State Maharashtra and within the limits of Group Gram Panchayat - Kambare bearing Survey / Hissa No. 307 admeasuring about 2-00-0 (H.R.P.) i.e. 5 acres (20,000.00 Sq. Mts.) and bounded as follows: On or towards the East: Survey No. 453, Survey No. 308, On or towards the West: Survey No. 305, Survey No. 306, On or towards the South: Road, On or towards the North: Survey No. 303.</p> <p>Schedule - B All that Flat No. 401 admeasuring about 315 Sq. Ft. (carpet area) on the 4TH Floor and the slit/covered/open parking space(s) nos. Nil in the compound of the Tower / Building No. 15 of the Complex / Project to be known as "Yellow Tree" under construction on the said plot described in the first schedule.</p>				
28	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. 30,60,000/- (Rupees Thirty Lakh Sixty Thousand Only) Rs. 3,06,000/- (Rupees Three Lakh Six Thousand Only) Physical
<p>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: Ulwe, Taluka. Panvel, Dist. Raigad, Navi Mumbai.</p>				
29	10479738	MR. MOHD HYDER (Borrower), MRS. HEENA HAIDARALI KHAN (Co-borrower),	Rs. 17,05,225/- (Rupees Seventeen Lakh Five Thousand Two Hundred Twenty Five Only)	Rs. 8,91,000/- (Rupees Eight Lakh Ninety One Thousand Only) Rs. 89,100/- (Rupees Eighty Nine Thousand One Hundred Only) Physical
<p>Description of the Immovable Property: Flat No. 201, Wing G admeasuring approximately carpet area 360 Sq. Ft. (i.e. 33.44 Sq. Mtrs.) on the 2ND Floor, of the said Building "Sai Nirman" situate on bearing New Survey No. 34, H. No. 1C/1 & 2 (Old Survey No. 34, Hissa No. 1+3A+3B/3) situated at Neral, Taluka Karjat, District Raigad, Panchayat Samiti Karjat, Gram Panchayat Neral.</p>				
30	TCHHL028900 0100074272	MR. MOHDHASAN MUSHTAQUE KHAN., MS. RABIA KHATOON	Rs. 16,18,692/- (Rupees Sixteen Lakh Eighteen Thousand Six Hundred Ninety Two Only)	Rs. 12,11,000/- (Rupees Twelve Lakh Eleven Thousand Only) Rs. 1,21,100/- (Rupees One Lakh Twenty One Thousand One Hundred Only) Physical
<p>Description of the Immovable Property: All that piece and parcel of residential flat bearing Flat No. 401, having built up area 623 Sq. Ft on the 4th Floor of the building known as "Shireen Villa", situated, lying and being within the limits of Manadapur Grampanchayat, at Village Manadapur, Taluka Karjat, District Raigad, within the Jurisdiction of Sub-Registrar karjat, Maharashtra-410101.</p>				
31	10408609	Mr. Mangalik Khimaram Chaudhari Mrs. Ponaki Mangalik Chaudhari	Rs. 7,86,635/- (Rupees Seven Lakh Eighty Six Thousand Six Hundred Thirty Five Only)	Rs. 6,65,000/- (Rupees Six Lakh Sixty Five Thousand Only) Rs. 66,500/- (Rupees Sixty Six Thousand Five Hundred Only) Physical
<p>Description of the Immovable Property: All the Piece And Parcel Of Immovable Property Flat No. 201, 2nd Floor, Wing No. B, Building No. 2, Admeasuring 21.25 Sq. Mts carpet area, of the Said building known as "Pavan Vihar Complex" situated at Gut No. 19/A, area admeasuring 0-43-0 HR from total area admeasuring 0-94-5 HR Sq. Pot Kharaba 0-03-0 H.R. Assess of Rs. 2.80 lying being and situated at Vil : Nagzari, Tal & Dis : Palghar, with in the area of Sub-Registrar at Palghar.</p>				
32	10138299	POOJA ASHOK GUPTA, MRS MEENA ASHOK GUPTA	Rs. 4,05,682/- (Rupees Four Lakh Five Thousand Six Hundred Eighty Two Only)	Rs. 3,95,000/- (Rupees Three Lakh Ninety Five Thousand Only) Rs. 39,500/- (Rupees Thirty Nine Thousand Five Hundred Only) Physical
<p>Description of the Immovable Property: All that piece and parcel of the Residential Flat bearing Flat No. 621, on the 6th Floor, in the building known as "Xrbia Vangani", Building No. D-2, admeasuring 13.38 Sq. Mtrs (Equivalent to 144 Sq. Ft) carpet area lying and being situated at Village Khadyachapada, Taluka Karjat, District Raigad, Maharashtra-410201</p>				

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
33	9994582	MR. NITIN SHANKAR CHARKARI MRS. HARSHADA NITIN CHARKARI	Rs. 4,23,246/- (Rupees Four Lakh Twenty Three Thousand Two Hundred Forty Six Only)	Rs. 4,30,000/- (Rupees Four Lakh Thirty Thousand Only)	Rs. 43,000/- (Rupees Forty Three Thousand Only)	Physical
<p>Description of the Immovable Property: All that piece and parcel of the Schedule - A All that piece and parcel of land forming non agricultural land admeasuring 76560 Sq. Mtrs. all situated at village Khadyachapada, Taluka Karjat, District Raigad as per sanctioned layout plan of project known as "Xrbia Vangani" lying and being situated in Village Khadyachapada, Taluka Karjat District Raigad.</p> <p>Schedule - B Residential Flat admeasuring 15.05 Sq. Mtrs. (Equivalent to 162 Sq. Ft.) Carpet area bearing No. 620 situated on the Sixth Floor, in 'B2' Building of the said Complex to be known as "Xrbia Vangani" under construction on the land more particularly described in the First Schedule herein above written.</p>						
34	9972228	MR. ROHAN VIJAY KHEDEKAR MR. VIJAY DASHRAT KHEDEKAR MRS. VAISHALI VIJAY KHEDEKAR	Rs. 9,70,347/- (Rupees Nine Lakh Seventy Thousand Three Hundred Forty Seven Only)	Rs. 8,00,000/- (Rupees Eight Lakh Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)	Physical
<p>Description of the Immovable Property: Schedule - A All that piece and parcel of land and ground situated project known as "XRBIAWARAI" within the Registration, Sub-Dist, Taluka Karjat, Dist Raigad and within the limits of the Sub Registrar Karjat bearing below mentioned Survey Number of sanction Layout, Mouje Warai Tarfe Waredi respectively admeasuring an area 09 H. 3.50 R and as per the Building Plan.</p> <p>Schedule - B The Residential Flat admeasuring 23.88 Sq. Mtrs. (equivalent to 257 sq. Ft.) carpet area bearing No. 304 situate on the Third In "A7" Building of the said Complex to be known as "XRBIAWARAI" under construction on the land more particularly described in the First Schedule hereinabove written.</p>						
35	9754823	MR. SANJAY SURESH SHEGOKAR MRS. REKHA SANJAY SHEGOKAR	Rs. 3,98,013/- (Rupees Three Lakh Ninety Eight Thousand Thirteen Only)	Rs. 4,30,000/- (Rupees Four Lakh Thirty Thousand Only)	Rs. 43,000/- (Rupees Forty Three Thousand Only)	Physical
<p>Description of the Immovable Property: All that piece and parcel of the Schedule - A All that piece and parcel of land forming Non-Agricultural land admeasuring 76560 Sq. Mtrs. all situated at village Khadyachapada, Taluka Karjat, District Raigad as per the sanctioned layout plan of project known as "Xrbia Vangani" lying and being situated in Village Khadyachapada, Taluka Karjat, District Raigad.</p> <p>Schedule - B The Residential Flat admeasuring 15.05 Sq. Mtrs. (Equivalent to 162 Sq. Ft.) Carpet area, bearing No. 1 situated on the Ground Floor in "C3" Building of the said Complex to be known as "Xrbia Vangani" under construction on the land more particularly described in the First Schedule herein above written.</p>						
36	9728611	MRS. RIYA JUDDIN SHEIKH. MR. MOBIN ALUDDIN SHEIKH	Rs. 13,58,416/- (Rupees Thirteen Lakh Fifty Eight Thousand Four Hundred Sixteen Only)	Rs. 7,90,000/- (Rupees Seven Lakh Ninety Thousand Only)	Rs. 79,000/- (Rupees Seventy Nine Thousand Only)	Physical
<p>Description of the Immovable Property: Schedule - A All that piece and parcel of land ground situated project known as "Xrbia Warai" within the Registration, Sub-District, Taluka Karjat, Dist. Raigad and within the limits of the Sub registrar Karjat bearing below mentioned Survey Number of sanction layout, Mouje Warai Tarfe Waredi, respectively admeasuring an area 09 H 3.50 R and as per the building Plan.</p> <p>Schedule - B The Residential Flat admeasuring 30.94 Sq. Mtrs. (equivalent to 333 Sq. Ft.) carpet area bearing No. 307 situate on the Third in "K1" Building of the said complex to be known as "Xrbia Warai".</p>						
37	10254249	MR. RUPESH MAHESH RAWAL MRS. GULSHAN SHAIKH	Rs. 7,95,713/- (Rupees Seven Lakh Ninety Five Thousand Seven Hundred Thirteen Only)	Rs. 5,85,000/- (Rupees Five Lakh Eighty Five Thousand Only)	Rs. 58,500/- (Rupees Fifty Eight Thousand Five Hundred Only)	Physical
<p>Description of the Immovable Property: All that Flat premises bearing No. 106/A, on the First Floor, Building No. 3, A Wing, admeasuring 31.33 Sq. Mtrs. + Terrace 11.98 Sq. Mtrs. Carpet area in the building known 'Sai Rachana Apartment' Building No 3, in the project known as 'Shaligram Township' constructed on N.A. land bearing Gut No. 153, lying, being and situated at village Padaghe, within the area of Padaghe Gram Panchayat, Panchayat Samiti Palghar, Zilla Parishad Palghar, Taluka and Registration Sub-District Palghar, District and Registration District Palghar.</p>						
38	9829381	MRS. SONI SHASHIKANT MISHRA. MR. SHASHIKANT RAJARAM MISHRA	Rs. 13,08,968/- (Rupees Thirteen Lakh Eight Thousand Nine Hundred Sixty Eight Only)	Rs. 7,80,000/- (Rupees Seven Lakh Eighty Thousand Only)	Rs. 78,000/- (Rupees Seventy Eight Thousand Only)	Physical
<p>Description of the Immovable Property: All That Piece & Parcel Of Residential Property bearing Flat No. 404 on the 4th Floor Admeasuring 540 sq. ft. Built up Area/Carpet Area in the Building known as "Shree Township" Building No. 7, Wing-14, as per approve Plan Constructed on N.A. land bearing survey No. / Gut No. 10+58/1, admeasuring 1-15-5 HRP equivalent to 11550sq. mtrs. Of Vill : Kambalgaon, Ta : Palghar, Dis : Palghar.</p>						
39	10316105	MRS. VARSHA SURESH PRADHAN MR. VIGNESH MANGALDAS KHAMGAONKAR	Rs. 17,05,742/- (Rupees Seventeen Lakh Five Thousand Seven Hundred Forty Two Only)	Rs. 8,55,000/- (Rupees Eight Lakh Fifty Five Thousand Only)	Rs. 85,500/- (Rupees Eighty Five Thousand Five Hundred Only)	Physical
<p>Description of the Immovable Property: All that piece and parcel of the Flat Premises No. 103 admeasuring about 660.77 Sq. Ft. Carpet, on 1ST Floor, Building No. 13, A Wing, in the Building Name "Avtaar", in Sector 1, Project known as "Karm Residency", to be constructed on the land or ground bearing Survey No. 165/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1 (Part), 172/2/2 (Part), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/1/5, and 179/5, lying and situated at Village Dhasai, Taluka Shahapur, Dist. Thane and registration District Thane and Sub District Shahapur</p>						

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:

NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in> on 29-04-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

Terms and Condition:

- 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.
- Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only)
- 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.
- For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale.
- Inspection of the Immovable Property can be done on 19-04-2024 between 11 AM to 5.00 PM with prior appointment.
- 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.
- 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.
- 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.
- 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 areas of property tax, electricity etc.
- 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, Maltrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Mr Arijit Kumar Das, 8142000725, 8142000066, 8142000062 Email :- arjit@bankauctions.in and Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983596. Please send your query on WhatsApp Number - 9999078669.
- 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.
- Please refer to the below link provided in secured creditor's website <http://surl.li/sdasp> for the above details.
- 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.