FINANCIAL EXPRESS

Place :Kolhapur.

700010008

4873

Kamble

Mrs. Nirmala Gopal

Kamble

Bhandare (borrower)

9541815 Mrs. Poonam Santosh

## **POSSESSION NOTICE [(APPENDIX IV) [Under Rule 8(1)]**

WHEREAS the undersigned being the Authorised Officer of M/s. Cholamandalam Investment And Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount as mentioned herein under and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

SI. Name and Address of the No. Borrowers & Loan A/c no.	Date Of Demand Notice	O/S AMT	Description Of The Property Possessed	Date Of Possession
<ol> <li>Loan Account Nos. HL05KOA000000205 Mr/Mrs. Shantinath Bharamu Hukeri Mr/Mrs. Sujata Hukeri Mr/Mrs. Om Hukeri All Are R/o. At Near More Kirana Dukan Ambai Nagar, Water Tank, Hatkanagale, Maharashtra 416203 Also At: Milkat No 4681 Ambai Nagar Near More Kirana Shop Rendal Kolhapur More Kirana Hatkanagale 416203</li> </ol>	20-11-2023	Rs.2675953/- (Rupees Twenty Six Lakhs Seventy Five Thousand Nine Hundred Fifty Three Only) as on 18-11-2023 and interest Thereon.	All the piece an parcel of the property bearing being Grampanchayat Milkat No.4681, having total Plot area admeasuring about 198.35 Sq.Mtrs. i.e. 2134.24 Sq.Ft. along with Proposed Ground Floor R.C.C. builtup area admeasuring about 696.27 Sq.ft. and Proposed First Floor R.C.C. builtup area admeasuring about 696.27 Sq.Ft., Situated at Near More Kirana Dukan, Ambai Nagar, Rendal Tal -Hatkalangale, District- Kolhapur. The same is bounded as below: East: Property of Anusaya Prabhakar Shinde.West: Road.North: Property of Shri. Maruti Varal.South: Property of Sunita More.	Possession Notice:-07-Mar-

16

Rs. 4657259/-

Lakh Eight Thousand Eight Hundred

Lakh Eleven Thousand One Hundred

Rs. 70,000 /- (Rupees Physical Rs. 2176353/- ( Rupees Twenty One

Twenty Six Only) as on 03-03-2025

16 9901642

Mr. Shashikant

Rajurkar

Mrs. Chitra Rajurkan

UNITY SMALL FINANCE BANK LIMITED SYMBOLIC Registered Office: Basant Lok. Vasant Vihar . New Delhi-UNITY POSSESSION 110057. Corporate Office: Centrum House, Vidyanaga NOTICE Marg, Kalina, Santacruz (E), Mumbai – 400 098

(FOR IMMOVABLE PROPERTIES) SEE RULE 8(1) Whereas, the undersigned being Authorised Officer of Unity Small Finance Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following Borrower/Co-Borrowers/ Guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The following Borrower/Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the following Borrower/Co-Borrowers/ Guarantors and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 07/03/2025. The Borrower/Co-Borrowers/ Guarantors in particular and the public in general is hereby cautioned not to deal with the

properties described herein below and any dealing with the said properties shall be subject to the charge of Unity Small Finance Bank I imited for the amount mentioned herein below and interest thereon. The Borrower's/Co-Borrower's/ Guarantor's attention is invited to provisions of sub-Section 8 of Section-13 of the Act, in respect of time available, to redeem the secured assets.

Name of the Borrower/Co- Borrowers/ Guarantors & Loan Account Number	710001(0)	Date of Demand Notice and Outstanding Amount		
(BORROWER) 2. BHELAKE RAVI BALKRUSHNA (CO-BORROWER) 3. BALKRISHNA MARUTI BHELAKE (CO-BORROWER &MORTGAGOR) 4. SUSHMA RAVI BHELAKE (CO- BORROWER)	Boundaries (As Per Mortgage Document): East: Mr. Kale's Property West: Mr. Kondhalkar's Property	08.10.2024 for Amounting to Rs. 21,81,599.61/- (RUPEES		

PUBLIC NOTICE

THROUGH THIS NOTICE it is hereby called to public at large specifically of the region of Warje, Taluka Haveli, District Pune which is within the limits of Pune Municipal Corporation stating that the property Flat no. 5 and 6 situated on 2nd floor in A building admeasuring 47.4735 Sq.mtr i.e., 571 Sq.ft built-up area and attached terrace area 5.996 Sq.mtr i.e., 64.55Sq.ft for each flat in the scheme known as Universal Residency Co-operative Housing Society Limited situated on land vide C.T.S No.1486 and 1487 i.e Survey no. 135/1A/1/213 and 135/1A/1/214 at village Warje, Taluka Haveli, Dist. Pune (hereinafter said to be the said flat property for the sake of brevity) is owned by Shrikrishna Hanmant Godbole who died on 05/01/2024, after his death his wife name as Madhumati Shrikrishna Godbole and Son name as Anuj Shrikrishna Godbole, Dughter name as Neha Alpesh Kulkarni (Before Marriage Neha Shrikrishna Godbole) are the only legal

Whereas person/s having or claiming any right, title, claim, demand or estate interest in respect of the said property or to any part thereof by way of sale, exchange, mortgage, let, lease, lien, charge, maintenance, license, gift inheritance, share, possession, easement, trust, bequest possession assignment or encumbrance of whatsoever nature or otherwise are hereby requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 7 days from the date of publication on the address stated below, failing which it shall be presumed that there are no claims and that claims, if any, have been waived off and my client shall proceed to complete the sale and purchase transaction of the above said property and thereafter no claim and objection shall be entertained.

(Rupees Seventy Five

Thousand Only)

Date: 10/03/2025 Place: Pune

Adv. Chaitali P. Rajput Offce no.1, First Floor, Ishana II Building Left Bhusari Colony, Paud Road, Kothrud, Pune

Lakh Thirty Seven Thousand Ninety

Four Only) as on 03-03-2025

Date: 11/03/2025 Place	Date: 11/03/2025 Place: MAHARASHTRA		Sd/- Authorized Officer, Unity Small Finance Bank Limited		Mobile no. 9146266826 Email: chaitalirajput23896@gmail.com			
TATA CAPITAL HOUSING FINANCE LIMITED	Si	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	O/s Amount
Registered Address: 11th Floor, Tower A., Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.	12	9852649	Mr. Gorakh Bansude	Rs. 11,48,407/-	Rs. 7,50,000/-	Rs. 75,000 /-	Physical	Rs. 2537094/- ( Rupees Twenty Five

(borrower)

Mrs. Ashwini Bansude

(Co-borrower),

NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

**AUTHORISED OFFICER** 

E-Auction Notice of 15 days 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

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described mmovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 28-03-2025 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 28-03-2025. 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 27-03-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avaanti Residency, Abhinay Chowk, Tilak Road, Pune - 411030

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below Name of Resource)/

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 posse ssion	O/s Amount
1	TCHHF027 900010008 5778 & TCHHF027 900010006 8061	Mr. Raja Omprakash Godhwani Mr. Raja Omprakash Godhwani (legal Heirs & Borrower/co-borrower Of Late. Mrs. Poonam Omprakash Godhwani) Mrs. Sonal Raja Godhwani	Twenty Five Lakh Thirty Three Thousand Four Hundred Twenty Seven Only) is due and payable by you under Agreement no. TCHHF0279000100085778 and an amount of Rs. 2130014/- (Rupees Twenty One Lakh Thirty Thousand	Office No.1, 2 & 3 - Rs.49,00,000/- (Rupees Forty Nine Lakh Only)Office No.4- Rs.13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only)Office No.5, 6 & 7 - Rs.53,50,000/- (Rupees Fifty Three Lakh Fifty Thousand Only)Shop No.1 & 2 - Rs.49,00,000/- (Rupees Forty Nine Lakh Only)	Office No.1, 2 & 3- Rs.4,90,000/- (Rupees Four Lakh Ninety Thousand Only)Office No.4- Rs.1,35,000/- (Rupees One Lakh Thirty Five Thousand Only)Office No.5, 6 & 7 - Rs.5,35,000/- (Rupees Five Lakh Thirty Five Thousand Only)Shop No.1 & 2 - Rs.4,90,000/- (Rupees Four Lakh Ninety Thousand Only)		Rs. 27840897/- (Rupees Two Crore Seventy Eight Lakh Forty Thousand Eight Hundred Ninety Seven Only) is due and payable by you under Agreement no. TCHHF0279000100085778 and an amount of Rs. 2740699/- (Rupees Twenty Seven Lakh Forty Thousand Six Hundred Ninety Nine Only) is due and payable by you under Agreement no. TCHHF0279000100068061 totalling to Rs. 30581596/- (Rupees Three Crore Five Lakh Eighty One Thousand Five Hundred Ninety Six Only) as on 03-03-2025

Description of the immovable Property: Property No. 1 - All that piece and parcel of the property bearing Shop No. 1, on the Ground Floor, area admeasuring 300 Sq. Ft. I.e. 27.87 Sq. Mtrs. Built up area, in the building known as "Heera Complex Co-Operative Housing Society Ltd." Having its registration no. PNA/PNA(3)/HSG/(TC)/7583/2005, constructed on city Survey No. 5653, situated at village Pimpri Waghere, Pune within the limits of Pumpri Chinchwad Municipal Corporation and within the Registration Sub-District of Taluka Haveli, District Pune Property No. 2 - All that piece and parcel of the property bearing Office / Unit No. 1, 2, & 3 on the Fourth Floor. Office No. 1, area admeasuring 179.90 Sq. Ft. i.e. 16.72 Sq. Mtrs. Carpet area, Office No. 2, area admeasuring 179.90 Sq. Ft. i.e. 16.72 Sq. Mtrs. Carpet area, Office No. 3, area admeasuring 179.90 Sq. Ft. i.e. 16.72 Sq. Mtrs. Carpet area, total area admeasuring 539.70 Sq. Ft. i.e. 50.16 Sq. Mtrs. in the building known as "D C Chambers", constructed on Survey No. 157/D/4/A, City Survey No. 5753, situated at village Pimpri an area admeasuring 62.24 R. i.e. 6221.68 Sq. Mtrs. At Revenue Village Shikrapur and Grampanchayat Shikrapur, Tal. Shirur, Dist. Pune, within the limits of Zilia Parishad Pune Taluka Waghere, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration District Pune, Sub Registration District Pune, bounded as under :On or towards East: City Survey No. 5157, On or towards West: City Survey No. 5665, On or towards North: City Survey No. 5753, On or towards South: City Survey No. 5752, Property No. 3 -All that piece and parcel of the property bearing: Office / Unit No. 4, admeasuring area 12.25 Sq. Mtrs. i.e. 131.81 Sq. Ft., Office / Unit No. 5 admeasuring area 17.55 Sq. Mtrs. i.e. 188.83 Sq. Ft., Office / Unit No. 6, admeasuring area 17.55 Sq. Mtrs. i.e. 188.83 Sq. Ft., Office / Unit No. 7, admeasuring area 15.78 Sq. Mtrs. i.e. 169.84 Sq. Ft., (total admeasuring area 63.135 Sq. Mtrs. i.e. 679.31 Sq. Mtrs. Carpet area) situated on the First Floor in the building known as "D C Chambers" and constructed on the land bearing Survey No. 157/D/4/A, corresponding to City Survey No. 5753 at Revenue village Pimpri Waghere, and lying within the limits of Pimpri Chinchwad Municipal Corporation, having registration District Pune, sub-registration Taluka Haveli. District Pune and the said building is bounded as under :On or towards East: City Survey No. 5157, On or towards West: City Survey No. 5665, On or towards North: City Survey No. 5753, On or towards South: City Survey No. 5752, Property No. 4 - All that piece and parcel of the property bearing Shop No. 2, on the Ground Floor, area admeasuring 350 Sq. Fts. I.e. 32.516 Sq. Mtrs. Built up area, in the building known as "Heera Complex Co-Operative Housing Society Ltd." having its registration no. PNA/PNA(3)/HSG/(TC)/7583/2005, constructed on City Survey No. 5653, situated at village Pimpri Waghere, Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration Sub-District of Taluka Havell, District Pune. Note: - SA filed by the Borrower against TCHFL (SA/171/2024 IN I.A 1098/2024) is pending before DRT, Pune, No stay order is passed against TCHFL in the said case The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation. 2 TCHHF027 M/s. Spectrum Offset Rs. 42.77.981/-(Rupees Forty Two Rs. 54,00,000/-Rs. 5,40,000 /-

	900010007 3789	Mr. Vinay Vaidya Mr. Vibhakar Vaidya Mrs. Neelima Vaidya	0.0000000000000000000000000000000000000	(Rupees Fifty Four Lakh Only)	(Rupees Five Lakh Forty Thousand Only)	i iii	( Rupees Forty Six Lakh Fifty Seven Thousand Two Hundred Fifty Nine Only) as on 03-03-2025
I	(Built up) includ	ing adjacent terrace are		races" construction upo	on the land admeasuring 111	.2 Sq. Mtrs	dmeasuring 600 Sq. Fts. / 55.74 Sq. Mtrs. s. Out of City Survey No. 1725 situated at

Sadashiv Peth, Tal. Haveli, Dist. Pune within the jurisdiction of Registration District Pune, Sub Registrar Haveli, Pune Note; - Special Civil Suit filed by the Borrower against TCHFL. (Spl. CS/1578/2024) is pending before Civil Judge Senior Division, Pune, No stay order is passed against TCHFL in the said case The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation. 3 | 9648996 | Mrs. Surakha Parakhi Pe. 23.03.6781. (Dunage Thirty Thron.) | Pe. 34.50.0001.

	3 30			Lakh Three Thousand Six Hundred Seventy Eight Only)		(Rupees Three Lakh Fifteen Thousand Only)	2000	Seven Thousand Three Hundred Forty Nine Only) as on 03-03-2025
								00 Sq. Ft. I.e. 74.34 Sq. Mtr. In the Building ocal limits of Zilla Parishad, District Pune
I	4 TCH	HL027	Mr. Kuldeep Gopal	Rs. 26,38,345/- (Rupees Twenty Six	Rs. 46,50,000/-	Rs. 4,65,000 /-	Symbolic	Rs. 3208826/- ( Rupees Thirty Two

Lakh Thirty Eight Thousand Three

Hundred Forty Five Only)

Only) Description of the Immovable Property: All that piece and parcel of the residential Flat bearing No. 19, on Fourth Floor in the building "Waterlilly E Unit C-7" of the "Waterlilly E Unit C-7" Co-Operative Housing Society Ltd. Having registration No. PNA/PNA(3) HSG/TC/8436/2006-07, admeasuring a built up area about 783 Sq. Ft. (72.74 Sq. Mtr.) + Terrace area admeasuring 64 Sq. Fts. 5.94 Sq. Mtr. along with parking area admeasuring 120 Sq. Fts. (11.14 Sq. Mtr.) situated on the land bearing S. No. 177/2, 187/2, 188/2 bearing CTS No. 4858, 4858/1, 4858/2 of the village Pimpri Waghere, in the area known as Sukhwani Campus Wallabh Nagar, Pimpri, Pune - 18, within the registration Division, Pune Sub-Division Taluka - Haveli, within the Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli No. 1 to 20 Pune. Note; - SA filed by the Borrower against TCHFL (I.A 1460/2024 in SA/ /2024) is pending before DRT, Pune. No stay order is passed against TCHFL in the said case The bidders are advised to conduct due diligence before submitting the bid. The auction

Lakh Fifty Thousand

(Rupees Four Lakh Sixty

Five Thousand Only)

shall be subject to the outcome of the litigation.									
5   105906	09 M/s. Zieon Creation Pvt Ltd., Mrs. Jinisha Bhavik Haria,mr. Ajinkya Ashok Gariage, Mr. Amit Sanatan Sawant	Rs. 49,42,622/- 20-02-2023	Flat No.206 - Rs. 15,00,000/- And Flat No.106 - Rs. 15,00,000/-	Flat No.206 - Rs. 1,50,000 /- And Flat No.106 - Rs. 1,50,000 /-	Physical	Rs. 6825614/- (Rupees Sixty Eight Lakh Twenty Five Thousand Six Hundred Fourteen Only) is due and payable by you under Agreement no. 10590609 and an amount of Rs. 6825614/- (Rupees Sixty Eight Lakh Twenty Five Thousand Six Hundred Fourteen Only) is due and payable by you under Agreement no. 10590609 totalling to Rs. 13651228/- (Rupees One Crore Thirty Six Lakh Fifty One Thousand Two Hundred Twenty Eight Only) as on 03-03-2025			

Description of the Immovable Property: Property No. 1 - All that piece and parcel of the property bearing Residential Flat No. 106, in Building No. A. on First Floor, admeasuring area 48.89 Sq. Mtr. Carpet area, Enclosed Balcony 8.40 Sq. Mtr., Dry Balcony 2.27 Sq. Mtr. and 10.08 Sq. Mtr. Attached Terrace, in the project known as "Kohinoor Majesty" being constructed on all that piece of land bearing Survey No. 64/1, situated at village Varale, Taluka Mayal, District Pune, within the Registration District of Pune, Sub District of Taluka Mayal Situated within the Revenue limits of Tahsil Maval and situated within the limits of Gram Panchayat of Village Varale, Taluka Maval, Dist. Pune. Property No. 2 -All that piece and parcel of the property bearing Residential Flat No. 206, in Building No. A. on Second Floor, admeasuring area 48.55 Sq. Mtr. Carpet area, Enclosed Balcony 9.12 Sq. Mtr., Dry Balcony 2.27 Sq. Mtr. and 9.63 Sq. Mtr. Attached Terrace, in the project known as "Kohinoor Majesty" being constructed on all that piece of land bearing Survey No. 64/1, situated at village Varale, Taluka Mayal, District Pune, within the Registration District of Pune, Sub District of Taluka Mayal Situated within the Revenue limits of Tahsil Mayal and situated within the limits of Gram Panchavat of Village Varale, Taluka Mayal, Dist. Pune.

1. 140	Things to the getting of the term of the t										
6	9460505	Mr. Roshan Vasantarao Nandekar (borrower) .	Rs. 20,61,726/- 	Rs. 10,11,000/- (Rupees Ten Lakh Eleven Thousand Only)	Rs. 1,01,100 /- (Rupees Ph One Lakh One Thousand One Hundred Only)	/sical Rs. 4712841/- (Rupees Forty Seven Lakh Twelve Thousand Eight Hundred Forty One Only) as on 03-03-2025					

Description of the Immovable Property: All that Consisting of Flat No. C - 309 admeasuring 549 Sq. Ft. Le. 51 Sq. Mtrs. on the Third Floor and 1 Scooter Parking admeasuring 2 Sq. Mtrs. in Phase If in the project known as "Apala Ghar Sanaswadi" constructed on the land bearing Gat No. 165, Gat No. 175, Gat No. 176, Gat No. 181 and Gat No. 183 situated at Village Dhingrajwadi, Taluka Shirur, District Pune.

7	9315138	Mr. Uday Padmakar Athawale (borrower) Mrs. Sarita Uday Athawale (co-borrower)	Rs. 17,70,705/-  18-02-2019	Rs. 8,75,000/- (Rupees Eight Lakh Seventy Five Thousand Only)	Rs. 87,500 /- (Rupees Eighty Seven Thousand Five Hundred Only)		Rs. 4784868/- ( Rupees Forty Seven Lakh Eighty Four Thousand Eight Hundred Sixty Eight Only) as on 03-03-2025
			; Flat No. 401 admeasuring area 75 60 Hissa No. 1, situated at Village – 7			Ving / Build	ing No. 'A' in the Building "Sunder Sankuf"
8	9604038	Mrs. Manisha Vijay	Rs. 14,58,717/-	Rs. 7,90,000/-	Rs. 79,000 /- (Rupees	Physical	Rs. 2811119/- ( Rupees Twenty Eight

10th February, 2020 Mr. Vijay Baban Ninety Thousand Only) Nineteen Only) as on 03-03-2025 Bhandare (Co-Borrower) Only) Description of the Immovable Property: All that piece and parcel of the Flat No. 405, on the 4TH Floor, in the "Indrayani Heights Phase II" Scheme, at village Koregaon Bhima, Taluka Shirur, within the limits of Shirur Panchayat Samiti, Grampanchayat, District Pune

Rs. 13,09,861 /-

Rupees Seven Lakh | Seventy Nine Thousand

Lakh Seventy Six Thousand Three Jadhav (borrower), (Rupees Seven Lakh | Seventy Thousand Only) 30-04-2021 Hundred Fifty Three Only) as on Mr. Santosh Bhim Rao Only) 03-03-2025 Jadhay (co-borrower)

Description of the Immovable Property; All that piece and parcel of residential Property bearing. Flat No.509, admeasuring area 299 Sq. Ft. i.e. 27.78 Sq. Mtrs. Along with terrace admeasuring are 43 Sq. Ft. i.e. 3.99 Mtrs. On the Fifth Floor, in Wing No.A6, along with One Two Wheeler Parking admeasuring 2 Sq. Mtrs. in the project Know as "MAPLE SHELTERS URALIKANCHAN -1" out of the Land bearing Gate No. 751 and Gate No. 752 situated at Village, Shindwane Taluk, Haven District Pune Rs. 50,000 /- (Rupees Physical 10 9512250 Pratima Suryakant Rs.12,51,525/-Rs. 5,00,000/-Rs. 3416829/- ( Rupees Thirty Four

Lakh Sixteen Thousand Eight Hundred Upadhyay (borrower), (Rupees Five Lakh Fifty Thousand Only) 07th February, 2018 Twenty Nine Only) as on 03-03-2025 Hemant Kumar Narendra Upadhyay (co-borrower) Description of the Immovable Property: Flat /Unit No. 212 on Second Floor admeasuring 336 Square Ft. I.e. 31.21 Sq. Mts. (Total Carpet Area), Building "A2 Jasper". Gat No. 697

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

11 9475964	Mr. Madhup Darshan Joshi Mrs. Tara Joshi	Rs. 11,32,316/- (Rupees Eleven Lakh Thirty Two Thousand Three Hundred Sixteen Only) 14-10-2021	Rs. 9,18,000/- (Rupees Nine Lakh Eighteen Thousand Only)	Rs. 91,800/- (Rupees Ninety One Thousand Eight Hundred Only)	Physical	Rs. 1895217/- ( Rupees Eighteen Lakh Ninety Five Thousand Two Hundred Seventeen Only) as on 03-03-2025
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Description of the Immovable Property: All that consisting of Flat No. 401 admeasuring area 336 Sq. Ft. I.e. 31.21 Sq. Mtrs. On Fourth Floor in Building No. 'A-2 Onyz' in the project known as "Playtor Ranjangaon" constructed on the land bearing Gat No. 697 (Old Survey No. 217/1) situated at village Karegaon, Taluka Shirur, Dist. Pune

Description of the Immovable Property: Schedule - A Property 01:-All The Piece And Parcel Of Immovable Property Bearing Flat No. 705, on the 7th Floor, of Building A-5, carpet area Admeasuring 509 Sq. Feet, i.e. 47.29 Sq. Meters, Along With Adjacent Terrace Admeasuring Area about 82 Sq. Feet, i.e. 7.62 Sq. Meter, and Along With One Covered Car Parking Admeasuring Area about 9.29 Sq. Meters, In The Project Known As "Aapla Ghar Uralikanchan", Constructed On Land Bearing New Gat No. 751 & 752, of Moje Vill : Shindwane, Ta Havell, Di.: Pune Bounded As Follows:-East By: Gat No. 773. West By: Gat No. 754, 752. North By: Gat No. 774, And Lake. South By: Gat No. 756, 757. Property 02:-All The Piece And Parcel Of Immovable Property Bearing Flat No. 706, on the 7th Floor, of Building A-5, carpet area Admeasuring 509 Sq. Feet, i.e. 47.29 Sq. Meters, Along With Adjacent Terrace Admeasuring Area about 82 Sq. Feet, i.e. 7.62 Sq. Meter, and Along With One Covered Car Parking Admeasuring Area about 9.29 Sq. Meters, In The Project Known As \* Aapla Ghar Uralikanchan \*, Constructed On Land Bearing New Gat No. 751 & 752, of Moje Vill : Shindwane, Ta : Haveli, Di. : Pune Bounded As Follows: - East By: Gat No. 751 West By: Road.North By: Lake (Part Of Gat No. 752). South By: Gat No. 753. 13 TCHHL027 Mrs. Rita Subhash Rs. 10,29,308/- (Rupees Ten Lakh Physical Rs. 1355353/- (Rupees Thirteen Lakh Rs. 4,00,000/-Rs. 40,000 /-Fifty Five Thousand Three Hi

(Rupees Seven

Lakh Fifty Thousand

Only)

26.04.2021

AND 1797 0 200 000	oky Ashok rwale	Eight Only) 18-01-2023	(Rupees Four Lakh Only)	(Rupees Forty Thousand Only)		Fifty Three Only) as on 03-03-2025
						No. 116 situated on the First Floor in "A3" age Ambi, Tal. Maval, Dist. Pune.
900010008 Alkute, N	Mr. Ravindra Thousand Or is due at Agreement in and an amor One Lakh O Forty Five of TCHIN063 amount of amount of One Thous Five Only)  TCHIN063: Rs. 173133 Thirty One	**Ref (Rupees Five Lakh Six the Hundred Seventy Six Only) and payable by you under to. TCHIN0614000100083678 unt of Rs. 101545/- (Rupees one Thousand Five Hundred Only) is due and payable by under Agreement no. 114000100077895 and an Rs. 1091830/- (Rupees Tentety One Thousand Eight one Thousand Eight one Thousand Eight one Agreement no. 139000100088745 and an Rs. 31785/- (Rupees Thirty and Seven Hundred Eighty is due and payable by you der Agreement no. 19000100089535 totalling to 6/- (Rupees Seventeen Lakh Thousand Three Hundred Six Only) 20-01-2022		Rs. 1,04,000 /- (Rupees One Lakh Four Thousand Only)	Physical	Rs. 183936/- (Rupees One Lakh Eighty Three Thousand Nine Hundred Thirty Six Only) is due and payable by you under Agreement no. TCHIN0614000100077895 and an amount of Rs. 828866/- (Rupees Eight Lakh Twenty Eight Thousand Eight Hundred Sixty Six Only) is due and payable by you under Agreement no. TCHIN0614000100083678 and an amount of Rs. 72977/- (Rupees Seventy Two Thousand Nine Hundred Seventy Seven Only) is due and payable by you under Agreement no. TCHIN0639000100089535 Rs. 1651104/- (Rupees Sixteen Lakh Fifty One Thousand One Hundred Four Only) is due and payable by you under Agreement no. TCHHL0639000100088745 totalling to Rs. 2736883/- (Rupees Twenty Seven Lakh Thirty Six Thousand Eight Hundred Eighty Three Only) as on 03-03-2025

of Gat No. 1301. South: By Part Gat No. 1301 & compound of Aura City. West: By Gat No. 1371. North: By Part of Gat No. 1. Schedule - B Flat No. 302, on Third Floor, in Building Wing "H" admeasuring area Carpet 410.21 Sq. Ft. i.e. 38.11 Sq. Mtr. approximately) of the project known as "Dew Drops" be constructed on the said land more particularly described in Schedule -I written herein above

		0.001.002					United States and Control of the Con
15	10267361 & 10573184.	Mr. Kamlesh Santmal Gogiya Mrs. Muskan Kamlesh Gogiya	Rs. 9,36,861/- (Rupees Nine Lakh Thirty Six Thousand Eight Hundred and Sixty One Only) is due and payable by you under Agreement no. 10573184 and an amount of Rs. 22,26,95 /- (Rupees Twenty Two Lakh Twenty Two Thousand Six Hundred and Ninety Five Only) is due and payable by you under Agreement no. 10267361 totalling to Rs. 31,59,556 /- (Rupees Thirty One Lakh Fifty Nine Thousand Five Hundred and Fifty Six Only) 08-04-2024	Seven Lakh Only)	Rs. 2,70,000 /- (Rupees Two Lakh Seventy Thousand Only)	Physical	Rs. 1148121/- ( Rupees Eleven Lakh Forty Eight Thousand One Hundred Twenty One Only) is due and payable by you under Agreement no. 10573184 and an amount of Rs. 2530622/-(Rupees Twenty Five Lakh Thirty Thousand Six Hundred Twenty Two Only) is due and payable by you under Agreement no. 10267361 totalling to Rs. 3678743/- (Rupees Thirty Six Lakh Seventy Eight Thousand Seven Hundred Forty Three Only) as on 03-03-2025

Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 303 admeasuring carpet area of 77.57 Sq. Mtrs. Situated on Third Floor of the building style as "Bbaldota Center" construction upon the plot bearing CTS No. 72 and 73 totally admeasuring an area of 753 Sq. Mtrs. Situated within the Registration Sub Dist. Taluka Haveli Dist. Pune and within the limits of Zilla Parishad Pune and Gram panchayat Mouje Urli Kanchan Pune.

Rs. 10,30,000/-

(Rupees Ten Lakh

Thirty Thousand

Only)

Rs. 1,03,000 /-

(Rupees One Lakh

Three Thousand

Only)

Physical Rs. 1908686/- (Rupees Nineteen Lakh

Eight Thousand Six Hundred Eighty Six

Only) as on 03-03-2025

Rs. 13,53,518/- (Rupees Thirteen Lakh

Fifty Three Thousand Five Hundred

Eighteen Only)

07-06-2023

Thirteen Only) 02-06-2021

			rty: All that piece and parcel of immovable p , in the Building known as 'Playtor Paud B', s			
17	10026335 & 10156150	Mr. Umesh Sahebrao Randive, Mrs. Meena Sahebrao Randive, Mr. Sahebrao Rambhau Randive	Rs. 7,35,293/- (Rupees Seven Lakh Thirty Five Thousand Two Hundred Ninety Three Only) is due and payable by you under Agreement no. 10026335 and an amount of Rs. 34,420 /- (Rupees Thirty Four Thousand Four Hundred Twenty Only) is due and payable by you under Agreement no. 10156150 totalling to Rs. 7,69,713/- (Rupees Seven Lakh Sixty Nine Thousand Seven Hundred	Rs. 50,000 I- (Rupees Fifty Thousand Only)	Physical	Rs. 40260/- (Rupees Forty Thousand Two Hundred Sixty Only) is due and payable by you under Agreement no. 10156150 and an amount of Rs. 1094946/- (Rupees Ten Lakh Ninety Four Thousand Nine Hundred Forty Six Only) is due and payable by you under Agreement no. 10026335 totalling to Rs. 1135206/- (Rupees Eleven Lakh Thirty Five Thousand Two Hundred Six Only)

as on 03-03-2025 Description of the Immovable Property: All that Immovable Property is one residential Flat no. 2 on First Floor in Building No. A-4 admeasuring Carpet area of Flat 355.00 Sq. Ft. i.e. 32.98 Sq. Mt. located in the Building No. Wing 'A'. Mauje Chikhalse, Tal. Mayal, Dist: Pune and within the limits of Jilha Parishad Pune within the limits of sub-registrar Mayal.

18 9570460 & TCHIN063 900010006 3817	Adhav.,	Two Thousand Two Hundred Fifty Eight Only) is due and payable by you under Agreement no. 9570460 and an amount of Rs. 133674/- (Rupees One Lakh Thirty Three Thousand Six Hundred Seventy Four Only) is due and payable by you under Agreement no. TCHIN0639000100063817 totalling to Rs. 1075932/- (Rupes Ten Lakh Seventy Five Thousand Nine Hundred Thirty Two	Twenty Thousand Only)	Rs. 82,000 /- (Rupees Eighty Two Thousand Only)	Physical	Rs. 11,83,383/- (Rupees Eleven Lakh Eighty Three Thousand Three Hundred Eighty Two and Sixty Paisas Only) is due and payable by you under Agreement no. 9570460 and an amount of Rs. 1,68,606/- (Rupees One Lakh Sixty Eight Thousand Six Hundred Six Only) is due and payable by you under Agreement no. TCHIN0639000100063817 totalling to Rs. 13,51,989/- (Rupees Thirteen Lakh Fifty One Thousand Nine Hundred Eighty Eight and Sixty Paisas
		Only) 12-10-2023				Only) as on 05-03-2025

Description of the Immovable Property; All that piece and parcel of the residential tenement / premises No. 111 admeasuring 24.06 Sq. Mtrs. Carpet area (including the area of the balconies and fungible area) being constructed on the First Floor of the said Building No. "A3" in the project known as "Playtor Raigurunagar" constructed on land bearing Survey No. 189 & 190/1/A/2 situated at village Satkarsthal, Tal. Khed, Dist. Pune.

111122	G. 1991 IT VE SHARING OF THINGS SHARING, THE THING SHARING THE THINGS							
ea ed ed he tr. ka m	9 10582009 & TCHIN063 900010006 5540		Rs. 2084897/- (Rupees Twenty Lakh Eighty Four Thousand Eight Hundred Ninety Seven Only) is due and payable by you under Agreement no. 10582009 and an amount of Rs. 62539/- (Rupees Sixty Two Thousand Five Hundred Thirty Nine Only) is due and payable by you under Agreement no. TCHIN0639000100065540 totalling to Rs. 2147436/- (Rupees Twenty One Lakh Forty Seven Thousand Four Hundred Thirty Six Only) 09-05-2024	Rs. 20,00,000/- (Rupees Twenty Lakh Only)	Rs. 2,00,000 /- (Rupees Two Lakh Only)	Physical	Rs. 23,38,694/-( Rupees Twenty Three Lakh Thirty Eight Thousand Six Hundred Ninety Four and Thirty Five Paisas Only) is due and payable by you under Agreement no. 10582009 and an amount of Rs. 75,662/-(Rupees Seventy Five Thousand Six Hundred Sixty Two Only) is due and payable by you under Agreement no. TCHIN0639000100065540 totalling to Rs.24,14,356/- (Rupees Twenty Four Lakh Fourteen Thousand Three Hundred Fifty Six and Thirty Five Paisas Only) as on 05-03-2025	

Description of the Immovable Property: All that piece and parcel of the The Residential Flat admeasuring 31.27 Sq. Mtrs. Carpet area of Flat bearing No. 902 situated on the Ninth Floor in Building "B" of the Housing Complex to be known as "Kalash" under construction on the land more particularly describe in the first schedule herein above written (with exclusive right of user of the open terrace at eye level admeasuring 3.60 Sq. Mtrs. And with exclusive enclosed Balcony admeasuring 6.42 Sq. Mtrs. And with exclusive Balcony/Dry Balcony admeasuring 2.62 Sq. Mtrs. Carpet area appurtenant thereto) and which Flat together with Open Terrace at eye level on the attached Floor Plan. Out of Gat No. 449 (old Survey No. 59, Hissa No. 14), Gat No. 604 (Old Survey No. 84, Hissa No. 3) & Gat No. 605 (Old Survey No. 84, Hissa No. 2), village Kasar Amboli, Taluka Mulshi, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Mulshi (Paud), District Pune

At the Auction, the public generally is invited to submit their bid(s) personally. 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 28-03-2025 between 2.00 PM to 3.00 PM with limited extension of 5 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. 2. 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 18-03-2025 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.

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.

1. 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.

2. 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

8588983696. Please send your query on WhatsApp Number - 9999078669

Commercial Complex, Ameerpet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email id Manish Bansal@tatacapital.com Authorised Officer Mobile No

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 www.https://surl.li/grygga 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.

Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.

Pune

PLACE : PUNE | DATE : 11-03-2025