Physical Rs. 47.16.162/- (Rupees



TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A. Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013, MAHARASHTRA. Branch Address: ABIL, 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030, MAHARASHTRA.

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 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 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 immovable property mortgaged to TATA Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 27-02-2025 on "As is where is" & "As is what is" & "Whatever there is" & "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 02:00 P.M. on the said 27-02-2025. 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 25-02-2025 till 05:00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avaanti Residency, Abhinav 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:

Sr. Account No. No. & Branch	Name of Borrower(s) / Co-Borrower(s), Legal Heir(s) / Legal Representative / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money Deposit	Type of Possession	Outstanding as on 30-01-2025	
00100085778 & TCHHF02790 00100068061	Mr. Raja Omprakash Godhwani, Mr. Raja Omprakash Godhwani (Legal Heirs & Borrower / Co-Borrower of Late. Mrs. Poonam Omprakash Godhwani), Mrs. Sonal Raja Godhwani	Tue Ouene Trianti Chie Lalik	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)	Physical	Rs. 2,74,57,821/- (Rupees Two Crore Seventy Four Lakh Fifty Seven Thousand Eight Hundred Twenty One Only) is due and payable by you under Agreement no. TCHHF0279000100085778 and an amount of Rs. 26,84,875/- (Rupees Twenty Six Lakh Eighty Four Thousand Eight Hundred Seventy Five Only) is due and payable by you under Agreement no. TCHHF0279000100068061 totalling to Rs. 3,01,42,696/- (Rupees Three Crore One Lakh Forty Two Thousand Six Hundred Ninety Six Only)	

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 Waghere, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration Sub-District of Taluka Haveli, District Pune and the said building is **bounded as:** 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, aving registration District Pune, sub-registration Taluka Haveli, District Pune and the said building is bounded as: 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 Citv Survev No. 5653, situated at village Pimpri Waghere, Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration Sub-District of Taluka Haveli, 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.

ı	2)	10590609	M/s. Zieon Creation Pvt. Ltd.,	Rs. 49,42,622/-	Flat No. 206-	Flat No. 206-	Physical	Rs. 67,30,331/-
ı	ш		Mrs. Jinisha Bhavik Haria,		Rs. 17,50,000/-	Rs. 1,75,000/-		(Rupees Sixty Seven Lakh
ı	ш		Mr. Ajinkya Ashok Ganage,		AND	AND		Thirty Thousand Three
ı	ш		Mr. Amit Sanatan Sawant		Flat No. 106-	Flat No. 106-		Hundred Thirty One Only)
١			wir. Ariin Sanatan Sawant	20-02-2023	Rs. 17,50,000/-	Rs. 1,75,000/-		

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 Maval, District Pune, within the Registration District of Pune, Sub District of Taluka Maval Situated within the Revenue limits of Tahsil Mayal and situated within the limits of Gram Panchayat of Village Varale, Taluka Mayal, 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 Maval, District Pune, within the Registration District of Pune, Sub District of Taluka Maval Situated within the Revenue limits of Tahsil Maval and situated within the limits of Gram Panchayat of Village Varale, Taluka Maval, Dist. Pune.

3)	TCHHF02790	Mr. Manish Tiwadi,	Rs. 13,15,819/- (Rupees	Rs. 45,00,000/-	Rs. 4,50,000/-	Physical	 Rs. 42,66,721/- (Rupees Forty
	00100073094	Mrs. Rohini Shobhalal Sharma	Thirteen Lakh Fifteen Thousand	(Rupees Forty Five	(Rupees Four Lakh		Two Lakh Sixty Six Thousand
	&	@ Rohini Manish Tiwadi	Eight Hundred Nineteen	Lakh Only)	Fifty Thousand Only)		Seven Hundred Twenty One
	TCHHL02790	e Homm manion Hwadi	Only) is due and payable by				Only) is due and payable by
	00100074290		you under Agreement No.				you under Agreement No.
			TCHHF0279000100073094				TCHHL0279000100074290
			and an amount of				and an amount of
			Rs. 33,85,775/- (Rupees Thirty				Rs.16,43,546/- (Rupees
			Three Lakh Eighty Five				Sixteen Lakh Forty Three
			Thousand Seven Hundred				Thousand Five Hundred Forty
			Seventy Five Only) is due and				Six Only) is due and payable
			payable by you under Agreement				by you under Agreement no.
			No. TCHHL0279000100074290				TCHHF0279000100073094
			totalling to Rs. 47,01,594/-				totalling to Rs. 59,10,267/-
			(Rupees Forty Seven Lakh One				(Rupees Fifty Nine Lakh Ten
			Thousand Five Hundred Ninety				Thousand Two Hundred Sixty
			Four Only)				Seven Only)

Description of the Immovable Property: All that consisting of Flat No. 903 admeasuring 63.08 Sq.Mtrs. along with adjoining Terrace admeasuring 7.67 Sq.Mtrs. on Nineth Floor in Building 1, in Wing 'B' in "The Leat" constructed on the land bearing Survey No. 35/20, 35/20A, 35/20/15A, 35/20/15B, 35/20/15/2, 35/20/15/4, 35/20/15/5, 35/20/16A, 35/20/16B, 35/20/16C, 35/20/16/2, 35/20/16/3, 35/20/16/4, 35/20/16/5, 35/20/16/6, 35/20/16/7, 35/20/16/8 situated at Village Yeolewadi, Tal. Haveli, Dist. Pune. Note: SA Application filed by the Borrower against TCHFL (SA/112/2025) 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.

10-04-2023

			•			-	
4)	TCHHL06390	Mr. Saurabh Shirke,	Rs. 1,18,87,533/- (Rupees One	Rs. 1,41,00,000/-	Rs. 14,10,000/-	Symbolic	Rs. 13,06,968/- (Rupees
Ш	00100071557	Mr. Sadashiv Asaram Shirke,	Crore Eighteen Lakhs Eighty	(Rupees One Crore	(Rupees Fourteen		Thirteen Lakh Six Thousand
Ш	&	•	Seven Five Hundred and Thirty	Forty One Lakh Only)	Lakh Ten Thousand		Nine Hundred Sixty Eight
Ш	TCHHF02790	Mrs. Sunita Sadashiv Shirke	Three Only) is due and payable		Only)		Only) is due and payable by
Ш	00100071583		by you under Agreement No.				you under Agreement No.
Ш			TCHHL0639000100071557				TCHHF0279000100071583
Ш			and an amount of				and an amount of
Ш			Rs. 11,07,238/- (Rupees				Rs. 1,36,72,563/- (Rupees
Ш			Eleven Lakhs Seven Thousand				One Crore Thirty Six Lakh
Ш			Two Hundred and Thirty Eight				Seventy Two Thousand
Ш			Only) is due and payable by				Five Hundred Sixty Three
Ш			you under Agreement No.				Only) is due and payable by
Ш			TCHHF0279000100071583				you under Agreement no.
Ш			Totalling to Rs. 1,29,94,771/-				TCHHL0639000100071557
Ш			(Rupees One Crore Twenty Nine				totalling to Rs. 1,49,79,531/-
Ш			Lakhs Ninety Four Thousand				(Rupees One Crore Forty
Ш			Seven Hundred and Seventy				Nine Lakh Seventy Nine
Ш			One Only)				Thousand Five Hundred
Ш			13-12-2023	0			Thirty One Only)

Description of the Immovable Property: All that piece and parcel of residential premises bearing Flat No. 1402 admeasuring carpet area about 79.87 Square Meters and Enclosed Balconies collectively admeasuring 16.62 Square Meters together with making a total area of 96.49 Square Meter situated on 14TH Floor in Building No. "C" in Phase No. I in the Project to be known as "Empire Square" and along with an exclusive right to use (i) adjacent Open Terrace collectively admeasuring 20.32 Sq. Mtrs. (ii) Covered Car Parking Space No. 117 admeasuring 12.00 Sq. Mtrs. at Upper Floor. Constructed on the land bearing No. 222A, 222B, 223, 224A/1, 224A/2, 224B, also bearing C.T.S. No. 4746, 1751 4752 situated at Village Chinchwad, Taluka Haveli, District Pune

	4/51, 4/52 SILL	lated at Village Chinchwad, Taluka	Havell, District Pune.		72		
5)	TCHHL02770	Mr. Kuldeep Gopal Kamble,	Rs. 26,38,345/- (Rupees Twenty	Rs. 46,50,000/-	Rs. 4,65,000/-	Symbolic	Rs. 31,58,906/- (Rupees
	00100084873	Mrs. Nirmala Gopal Kamble	Six Lakh Thirty Eight Thousand	(Rupees Forty Six	(Rupees Four Lakh		Thirty One Lakh Fifty Eight
		morramaa dopar kambio	Three Hundred Forty Five Only)	Lakh Fifty Thousand	Sixty Five Thousand		Thousand Nine Hundred
			12.10.2022	Only)	Only)		Six 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 shall be subject to the outcome of the litigation. Mrs. Manisha Vijay Bhandare Rs. 14.58.717/-9604038 Rs. 7.90.000/-Rs. 79.000/-**Physical Rs. 27,45,922/-** (Rupees (Borrower), (Rupees Seven Lakh | (Rupees Seventy Nine Twenty Seven Lakh Forty

ı			Mr. Vijay Baban Bhandare		Ninety Thousand	Thousand Only)		Five Thousand Nine
ı			(Co-Borrower)	10 th February, 2020	Only)			Hundred Twenty Two Only)
ı	1 1	Description of	f the Immovable Property: All tha	t piece and parcel of the Flat No.	405, on the 4th Floor, in	the "Indrayani Heights Pr	nase II" Schen	ne, at village Koregaon Bhima,
I		Taluka Shirur, v	within the limits of Shirur Panchaya	t Samiti, Grampanchayat, Distric	t Pune.			
ı	7)	9852649	Mr. Gorakh Bansude	Rs. 11,48,407/-	Rs. 7,50,000/-	Rs. 75,000/-	Physical	Rs. 24,91,647/-
ı	1 1		(Borrower).		(Rupees Seven Lakh	(Rupees Seventy Five		(Rupees Twenty Four Lakh

26.04.2021

(Co-Borrower) Description of the Immovable Property: Schedule A-

Mrs. Ashwini Bansude

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.: Haveli, Di.: Pune. Bounded as: East By- Gat No. 773; West By- Gat No. 754, 752; North By- Gat No. 774 & Lake; South By- Gat No. 756, 757.

Fifty Thousand

Thousand Only)

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: East Ry- Gat No. 751: West Ry- Road: North Ry- Lake (Part Of Gat No. 752): South Ry- Gat No. 753

н		By- Gat No. 75	or; west by- Road; North by- Lake	(Part Of Gat No. 752); South B	y- Gat No. 753.			
П	8)	9475964	Mr. Madhup Darshan Joshi,	Rs. 11,32,316/- (Rupees	Rs. 9,18,000/-	Rs. 91,800/-	Physical	Rs. 18,68,918/- (Rupees
П			Mrs. Tara Joshi	Eleven Lakh Thirty Two	(Rupees Nine Lakh	(Rupees Ninety One		Eighteen Lakh Sixty Eight
П			11113. Tata 003111	Thousand Three Hundred	Eighteen Thousand	Thousand Eight		Thousand Nine Hundred
П				Sixteen Only)	Only)	Hundred Only)		Eighteen Only)
П				14-10-2021	i l			

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. 3697 (Old Survey No. 217/1) situated at village Karegaon, Taluka Shirur, Dist. Pune.

Sr. No.	Loan Account No. & Branch	Name of Borrower(s) / Co-Borrower(s), Legal Heir(s) / Legal Representative / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money Deposit	Type of Possession	Outstanding as on 30-01-2025
9)	9460505	Mr. Roshan Vasantarao Nandekar (Borrower)	Rs. 20,61,726/- 16 th September, 2019	Rs. 10,11,000/- (Rupees Ten Lakh Eleven Thousand Only)	Rs. 1,01,100/- (Rupees One Lakh One Thousand One Hundred Only)	Physical	Rs. 46,49,170/- (Rupees Forty Six Lakh Forty Nine Thousand One Hundred Seventy Only)

Description of the Immovable Property: All that Consisting of Flat No. C-309 admeasuring 549 Sq.Ft. i.e. 51 Sq.Mtrs. on the Third Floor and 1 Scooter Parking admeasuring 2 Sq.Mtrs. in Phase II 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.

Rs. 8,75,000/-

Rs. 87,500/-

Rs. 17,70,705/-

9315138 Mr. Uday Padmakar Athawale

ı	[(Borrower),		(Rupees Eight Lakh	(Rupees Eighty Seven		Forty Seven Lakh Sixteen
ı		M	Irs. Sarita Uday Athawale		Seventy Five	Thousand Five		Thousand One Hundred
ı			(Co-Borrower)	18-02-2019	Thousand Only)	Hundred Only Only)		Sixty Two Only)
ı		Description of the	Immovable Property: Flat No	o. 401 admeasuring area 758 Sc	q. Ft. i.e. 70.45 Sq.Mtrs.	on Fourth Floor, in the W	ing / Building	No. 'A' in the Building "Sunder
н	- 1	Sankul" construction	n on the Land bearing Gat No.	3960 Hissa No. 1, situated at Vil	lage-Talegaon Dhamdhe	ere Taluka Haveli District	t Pune	

9512250 Pratima Suryakant Upadhyay Rs. 12,51,525/-Rs. 5.00.000/-Rs. 50.000/-Rs. 33,74,391/- (Rupees Physical

Thirty Three Lakh Seventy (Borrower), (Rupees Five Lakh (Rupees Fifty Four Thousand Three Only) Thousand Only) **Hemant Kumar Narendra** Hundred Ninety One Only) **Upadhyay (Co-Borrower)** 07th February, 2018

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: 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.

9541815 Mrs. Poonam Santosh Jadhav Rs. 13,09,861/-Rs. 21,50,238/- (Rupees Rs. 7,00,000/-Rs. 70,000/-Physical (Rupees Seven Lakh Twenty One Lakh Fifty (Borrower), (Rupees Seventy Thousand Two Hundred Only) Thousand Only) Mr. Santosh Bhim Rao Jadhav Thirty Eight Only) (Co-Borrower) 30-04-2021

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 Sq.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, Haveri District Pune.

Rs. 42.77.981/- (Rupees Rs. 60,00,000/-Rs. 6.00.000/-13) TCHHF02790 M/S. Spectrum Offset, Symbolic Rs. 45,93,711/-00100073789 (Rupees Forty Five Lakh Forty Two Lakh Seventy Seven (Rupees Sixty (Rupees Six Lakh Mr. Vinay Vaidya, Thousand Nine Hundred Lakh Only) Only) Ninety Three Thousand Mr. Vibhakar Vaidya, Eighty One Only) Seven Hundred Eleven Mrs. Neelima Vaidya Only) 07-08-2024

Sq.Mtrs. (Built up) including adjacent terrace area in the Building known as "Samarth Terraces" construction upon the land admeasuring 111.2 Sq.Mtrs. 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

Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 202 on the Second Floor, Saleable area admeasuring 600 Sq.Fts. / 55.74

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.

9648996 Mrs. Surekha Parakhi. Rs. 33.03.678/- (Rupees Thirty Rs. 31.50.000/-Rs. 3.15.000/-Physical Rs. 41,35,492/-(Rupees Thirty One (Rupees Three Lakh (Rupees Forty One Lakh Three Lakh Three Thousand Six Mr. Rajendra Parakhi Hundred Seventy Eight Only) Lakh Fifty Thousand Fifteen Thousand Thirty Five Thousand Four Hundred Ninety Two Only) Only) Only) 12-10-2023 Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 201 on Second Floor, admeasuring area 800 Sq.Ft. i.e. 74.34 Sq.Mtr. in the

Parishad, District Pune. Rs. 25.16.673/- (Rupees Rs. 22,00,000/-9228971 Vilas Bhau Rokade, Rs. 2,20,000/-Rs. 27,55,306/-Symbolic Twenty Five Lakh Sixteen (Rupees Twenty Two (Rupees Two Lakh Rupees Twenty Seven Lakh Anjana Nitin Rokade, Thousand Six Hundred Lakh Only) Twenty Thousand Only) Fifty Five Thousand Three Rajkanya Nitin Rokade

Building known as "Hemant" in the Scheme known as "Vasant Utstav", situated at Survey No. 4/2/1A & 4/1 at Hinjewadi, Tal. Mulashi, Dist. Pune, within the local limits of Zilla

Hundred Six Only) Seventy Three Only) 15-07-2024 Description of the Immovable Property: All that piece and parcel of the All the pieces and parcels of the said immovable property is a residential Flat No. 28 on the Second loor of the Building No. 2 admeasuring flat area about 490.00 Sq.Ft. i.e. 45.53 Sq.Mtr. Built up area together with fixtures and fittings shares and membership, situated at Patil Complex and the housing society known as 'Ganga Co-Operative Society Ltd.' Located at village Bopodi, Taluka Haveli Dist: Pune at CTS No. 1632 - 1636 and S. No. 31 (Part),

37-A/1A/1 within local limits of Pune Municipal Corporation Pune and within the Jurisdiction of Jt. Sub-Registrar Haveli no. 19 Dist: Pune Maharashtra.

TCHHL06390 Rs. 1,04,000/-Mr. Amruta Ravindra Alkute, Rs. 5,06,176/- (Rupees Rs. 10,40,000/-Physical Rs. 1,81,151/- (Rupees One Lakh Eighty One Thousand 00100088745 Five Lakh Six Thousand (Rupees Ten Lakh (Rupees One Lakh Mr. Ravindra Rajendra Alkute One Hundred Seventy Six Forty Thousand Only) Four Thousand Only) One Hundred Fifty One TCHIN06390 Only) is due and payable by Only) is due and payable by 00100089535 you under Agreement No. you under Agreement No. TCHIN0614000100077895 TCHIN0614000100083678 **TCHIN06140** and an amount of and an amount of 00100077895 Rs. 1.01.545/- (Rupees Rs. 16,31,247/- (Rupees One Lakh One Thousand Sixteen Lakh Thirty One **TCHIN06140** Thousand Two Hundred Five Hundred Forty Five Only) is due and payable by 00100083678 Forty Seven Only) is due you under Agreement No. and payable by you under TCHIN0614000100077895 Agreement No. TCHHL0639000100088745 and an amount of and an amount of Rs. 10,91,830/- (Rupees Ten Lakh Ninety One Thousand Rs. 71,581/- (Rupees Eight Hundred Thirty Only) Seventy One Thousand is due and payable by Five Hundred Eighty One you under Agreement No. Only) is due and payable by TCHHL0639000100088745 you under Agreement No. TCHIN0639000100089535 and an amount of Rs. 31,785/- (Rupees and an amount of Thirty One Thousand Seven Rs. 8,14,480/- (Rupees Eight Hundred Eighty Five Only) Lakh Fourteen Thousand Four Hundred Eighty Only) is due and payable by you under Agreement No. is due and payable by TCHIN0639000100089535 you under Agreement no. totalling to Rs. 17,31,336/-TCHIN0614000100083678 (Rupes Seventeen Lakh totalling to Rs. 26,98,459/-Thirty One Thousand Three (Rupees Twenty Six Lakh Ninety Eight Thousand Four **Hundred Thirty Six Only** Hundred Fifty Nine Only) 20-01-2022

Description of the Immovable Property: Schedule - A: All that piece and parcel of landed property in Residential Zone bearing S. No./ Gat No. 1301/1 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 Zilla Parishad Pune Taluka Panchayat Sammittee Shirur, Dist. Pune within the Registration District Pune, Sub Registration Dist. Shirur, and which is bounded as: On or towards the East- By Internal Road 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.

17)	10267361	Mr. Kamlesh Santmal Gogiya,	Rs. 9,36,861/- (Rupees Nine	Rs. 30,50,000/-	Rs. 3,05,000/-	Physical	Rs. 11,33,279/- (Rupees
	&	Mrs. Muskan Kamlesh Gogiya	Lakh Thirty Six Thousand	(Rupees Thirty Lakh	(Rupees Three Lakh		Eleven Lakh Thirty Three
	10573184		Eight Hundred and Sixty One	Fifty Thousand Only)	Five Thousand Only)		Thousand Two Hundred
			Only) is due and payable by				Seventy Nine Only) is
			you under Agreement No.				due and payable by you
			10573184 and an amount				under Agreement No.
			of Rs. 22,22,695/- (Rupees				10573184 and an amount
			Twenty Two Lakh Twenty Two				of Rs. 24,96,458/- (Rupees
			Thousand Six Hundred and				Twenty Four Lakh Ninety
			Ninety Five Only) is due and				Six Thousand Four Hundred
			payable by you under				Fifty Eight Only) is due and
			Agreement No. 10267361				payable by you under
			totalling to Rs. 31,59,556/-				Agreement No. 10267361
							totalling to Rs. 36,29,737/-
			(Rupees Thirty One Lakh Fifty				(Rupees Thirty Six Lakh
			Nine Thousand Five Hundred				Twenty Nine Thousand
			and Fifty Six Only)				Seven Hundred Thirty
		Charles and David Allela	08-04-2024	Lastin FlatNa 000 at		4 0	Seven Only)

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 panchavat Mouje Urli Kanchan Pune.

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18)	10026335	Mr. Umesh Sahebrao Randive,	Rs. 7,35,293/- (Rupees	Rs. 6,90,000/-	Rs. 69,000/-	Physical	Rs. 39,531/- (Rupees Thirty
	&	Mrs. Meena Sahebrao Randive,	Seven Lakh Thirty Five	(Rupees Six Lakh	(Rupees Sixty Nine		Nine Thousand Five Hundred
	10156150	<u>'</u>	Thousand Two Hundred Ninety	Ninety Thousand	Thousand Only)		Thirty One Only) is due and
		Mr. Sahebrao Rambhau	Three Only) is due and	Only)			payable by you under
		Randive	payable by you under				Agreement No. 10156150
			Agreement No. 10026335 and				and an amount of
			an amount of Rs. 34,420/-				Rs. 10,77,240/- (Rupees
			(Rupees Thirty Four Thousand				Ten Lakh Seventy Seven
			Four Hundred Twenty Only) is				Thousand Two Hundred
			due and payable by you under				Forty Only) is due and
			Agreement No. 10156150				payable by you under
			totalling to Rs. 7,69,713/-				Agreement No. 10026335
			(Rupees Seven Lakh Sixty				totalling to Rs. 11,16,771/-
			Nine Thousand Seven				(Rupees Eleven Lakh Sixteen
			Hundred Thirteen Only)	Į.			Thousand Seven Hundred
			02-06-2021	Y			Seventy One Only)

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. Maval, Dist. Pune and within the limits of Jilha Parishad Pune within the limits of

Todas regionali ii						
9786061	Mr. Sachin Ramchandra	Rs. 1,02,21,671/- (Rupees	Rs. 1,20,00,000/-	Rs. 12,00,000/-	Physical	Rs. 1,88,45,728/- (Rupees
&	Pardeshi (Borrower),	One Crore Two Lakh Twenty	(Rupees One Crore	(Rupees Twelve		One Crore Eighty Eight
10282302	Mrs. Deepmala Sachin Pardeshi	One Thousand Six Hundred	Twenty Lakh Only)	Lakh Only)		Lakh Forty Five Thousand
	(Co-Borrower)	Seventy One Only) is due and				Seven Hundred Twenty Eight
	(CO-DOITOWEI)	payable by you under				Only) is due and payable by
		Agreement No. 9786061 and				you under Agreement No.
		an amount of Rs. 10,20,634/-				9786061 and an amount of
		(Rupees Ten Lakh Twenty				Rs. 17,48,158/- (Rupees
		Thousand Six Hundred Thirty				Seventeen Lakh Forty Eight
		Four Only) is due and payable				Thousand One Hundred Fifty
		by you under Agreement No.				Eight Only) is due and
		10282302 totaling to				payable by you under
		Rs. 1,12,42,305/- (Rupees				Agreement no. 10282302
		One Crore Twelve Lakh Forty				totalling to Rs. 2,05,93,886/-
		Two Thousand Three Hundred				(Rupees Two Crore Five Lakh
		Five Only)				Ninety Three Thousand Eight
		29-07-2020	9.			Hundred Eighty Six Only)
		29-07-2020	1			Hundred

Description of the Immovable Property: All the piece and parcel of land, ground and premises bearing Sub-Plot No. 17, S. No. 45, Hissa No. 6/2, situated at Mouje Kharadi, area admeasuring about as per 7/12 Extract 327.88 Sq. Mtr. & as per Gunthewari and admeasuring about 312.48 Sq. Mtrs. along with the superstructure consisting of Room totally admeasuring about 152.95 Sq. Mtrs. and which is comes within the jurisdiction of the Office of Sub-Registrar, HVL Pune, and which is comes within the local jurisdiction of the Office of Pune Municipal Corporation Pune, and which is the subject matter of the Deed of Sale and which is Bounded as: East- By Sub-Plot No. 2; West- Sub-Plot No. 16; North- By Plot of Land bearing S. No. 46; South- By Public Road.

Note:- SA filed by the Borrower against TCHFL (SA/423/2022) 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.

to be continue on next page

Ninety One Thousand Six Hundred Forty Seven Only)