

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

The financial facilities of the Secured Creditor have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various Trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFESI Act and Rules there under.

Notice of 15 days is for S.No. 1 and 30 days for S.No. 2 and 3 is hereby given to the Borrowers and to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorized Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

Sl. No	Loan Account No/Selling Institution	Name of Borrower/ Co Borrower	Trust name	Total Outstanding Dues INR as on 18-03-2025 & 19.03.2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	PR00606222 SBFC Finance Private Limited	1. AM Enterprises (Borrower) 2. Asha Manchal Mishra (Co borrower) 3. Manchal Harishankar Mishra (Coborrower)	EARC TRUST SC-424	Rs. 1,67,53,294.25/-	Rs. 99,00,000/-	Rs. 9,90,000/-	11.04.2025 11.00 am	Physical

PROPERTY DESCRIPTION: All the piece and parcel Flat Nos. 103 & 104 On The 1st Floor Area admeasuring 1016 sq.ft.s In The Building Known as "Lilatai Apartment" Situated At Plot No. 108, Sector 27, Darave, Nerul, Navi Mumbai - 400 706. Boundaries as follows: North: A N Hayat CHSL, South: Internal Road, West: Internal Road, West: Bapu Sparsh Society.

2.	568956 (05000005040)DHFL	1. Chetan Rajendranath Dogra (Borrower) 2. Renu Chetan Dogra (Co-Borrower)	EARC Trust SC - 371	Rs. 2,52,96,548.69	Rs. 2,45,00,000/-	Rs. 24,50,000/-	29.04.2025 11 AM	Physical
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PROPERTY DESCRIPTION: All That Part And Parcel Of Property Being Flat No-A2/27 /F5/503, In Sea Woods Estate, Nri Complex, Sector - 54,56,58, Nerul, Navi Mumbai, Area Measuring 103.04 Sq. Mtrs., Along With Open Car Parking Space No. 27/503 And For Registration Within The Jurisdiction Of Sub-Registrar, CBD-BELAPUR.

Note:- Earlier auction was held on March 2025 but failed due to want of bidders.

3.	HM0458/H/16/100043	1. Ramnarayan Das (Borrower) 2. Reena Ramnarayan Das (Co-Borrower)	EARC Trust SC - 370	₹ 37,37,852.49	Rs. 7,25,000/-	Rs. 72,500/-	29.04.2025 12.30 P.M	Physical
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PROPERTY DESCRIPTION : All That Flat/Shop Premises Bearing No 101 On First Floor, Admeasuring Built Up/Super Built Up), 500 Square Feet (Super/Built Up) Area In Building Known As "D'Mello Apartment, Constructed On Gaothan Land Bearing House No 154,Lying, Being And Situated At Village: Gashi (Takka Pada), Within The Area Of Vasai Virar City Municipal Council, Taluka And Registration Sub District: Vasai li, Virar, District And Registration District: Thane, Maharashtra-401303.

Important Information regarding Auction Process:

- All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and payable at Mumbai.
- EMD Payments made through RTGS shall be to: Name of the Account No.: EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" Account No: 000405158602 Name of the Bank: ICICI BANK IFSC Code: IFSC ICICI0000004
- Last Date of Submission of EMD Received 1 day prior to the date of auction
- Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
- Place of Auction (Web Site for Auction) E-Auction (<https://auction.edelweissarc.in>)
- Contact Persons with Phone Nos. Toll free no – 18002665540 Website - <https://auction.edelweissarc.in/>
- Date & Time of Inspection of the Property As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>

Place: Mumbai **Sd/- Authorized Officer**
Date: 21.03.2025 For Edelweiss Asset Reconstruction Company Limited

CREDIT RECOVERY AND MANAGEMENT DEPARTMENT
Administrative Office: No.24-B, Gandhi Nagar, Kumbakonam - 612 001. E-Mail id: crmd@cityunionbank.in, Phone: 0435-2432322, Fax: 0435-2431746

CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office: No.24-B, Gandhi Nagar, Kumbakonam - 612 001. E-Mail id: crmd@cityunionbank.in, Phone: 0435-2432322, Fax: 0435-2431746

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFESI ACT 2002

The following properties mortgaged to City Union Bank Limited will be sold in Re-Tender-cum-Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFESI Act, 2002, for recovery of a sum of Rs.15,51,853/- (Rupees Fifteen Lakh Fifty One Thousand Eight Hundred and Fifty Three only) as on 16-03-2025 together with further interest to be charged from 17-03-2025 M/s. Mahalahmi Traders, 1st Floor, Gurukrupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203. No.2) M/s. Salvi Varsha Prakash, D/o. Bakul Banda Khot, 1st Floor, Gurukrupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203. No.3) Mrs. S. Patil Madhuras, 1st Floor, Gurukrupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203.

Immovable Property Mortgaged to our Bank
(Property Owned by Ms. Salvi Varsha Prakash, D/o. Bakul Banda Khot)

All that piece and parcel of Shop No.-S-10, on the Ground Floor, admeasuring 190 Sq.ft., built-up Area, In the B-Wing of building known as Lodha Heritage Vastu, Dombivili East, lying and being at Survey No.242 and Survey No.31, in the Revenue Village - Bhopar, Taluka Kalyan and District Thane, within the Registration Sub-District Kalyan, District Thane and within the limits of Kalyan Municipal Corporation.

Reserve Price: Rs.15,00,000/- (Rupees Fifteen Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
11-04-2025	City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Telephone No.0251-2203222, Cell No.9325054252.

Terms and Conditions of Re-Tender-cum-Auction Sale:
(1) The intending bidders should be present in person at the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorised Officer, City Union Bank Ltd., together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before 12.00 Noon on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact Telephone No.0251-2203222, Cell No. 9325054252. (5) The properties are sold on "As-is-where-is", "As-is-what-is" and "whatever- there is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 01.00 p.m. on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorised Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory duties (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam, Date : 19-03-2025 Authorised Officer
Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110TN1904PLC001287, Telephone No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com

POSSESSION NOTICE

(for immovable property)

Whereas, SAMMAAN CAPITAL LTD (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice dated 08.12.2021 calling upon the borrower(s), the guarantor(s) and the mortgagor(s) KAUSHALYA BABA KADAM, SALIM GULABJAN SHAIKH AND LAXMAN AMRUTSAGAR against LAN No. HHLKAL00433820 to repay the amount mentioned in the said notice being a sum of Rs. 14,67,886.84 (Rupees Fourteen Lakhs Sixty Seven Thousand Eight Hundred Eighty Six and Paise Eighty Four Only) as on 07.12.2021 in respect of the said Facility with further interest thereon and penal interest from 08.12.2021 till payment / realisation, within 60 days from the date of receipt of the said notice.

And whereas subsequently, SCL has vide Assignment Agreement dated 30.12.2024 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by SCL to borrower(s)/ guarantor(s)/mortgagor(s) alongwith the underlying securities to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of Arcil-Trust-2025-015 ("Arcil") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Arcil now stands substituted in the place of SCL and Arcil shall be entitled to institute/continue all and any proceedings against the borrower(s)/guarantor(s)/ mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of security interest executed and created by the borrower/ guarantor(s)/mortgagor(s) for the said facilities availed by them.

The borrower/guarantors/mortgagor(s) having failed to repay the said amounts to Arcil, notice is hereby given to the borrower/guarantors/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of ARCIL has taken Possession of the secured assets described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on 18.03.2025.

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned not to deal with the below mentioned secured assets and any dealings with the secured assets will be subject to the charge of Arcil for a sum of Rs. 18,66,360.52 (Rupees Eighteen Lakhs Sixty Six Thousand Three Hundred Sixty and Paise Fifty Two Only) as on 03.03.2025 in respect of the said Facility with further interest at contractual rate from 04.03.2025 till payment / realisation together with all incidental costs, charges and expenses incurred.

The borrowers/guarantors/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the below mentioned secured assets.

DESCRIPTION OF SECURED ASSETS

ALL THAT PIECE AND PARCEL OF FLAT NO. 305, HAVING CARPET AREA OF 23.05 SQ MTRS., 3RD FLOOR, "VRINDAVAN NIKETAN", WING A, VILLAGE BELAVALI, BADLAPUR WEST, THANE-421503, MAHARASHTRA.

Sd/- Authorized Officer
Date : 18.03.2025 Asset Reconstruction Company (India) Limited
Place: THANE (Trustee of Arcil-Trust-2025-015 Trust)

PUBLIC NOTICE

Notice is hereby given that the (i) Original Share Certificate No. D/0812, Registered Folio No. 1722, total 340 fully paid-up shares of Rs. 1000/- each bearing distinctive Nos. from 0520535 to 0520874 (both inclusive) issued on 26.11.2010 in the name of M/S. M. S. EXPORTS in respect of the Office No. D/22390, in "D" wing, on 2nd Floor and (ii) Original Share Certificate No. P/0663, Registered Folio No. 1722, total 100 fully paid-up shares of Rs.1000/- each bearing distinctive Nos. from 0066201 to 0066300 (both inclusive) issued on 26.11.2010 issued against Car Parking Space bearing No. D-518 in Bharat Diamond Bourse situated at BKC Road, Bandra East Mumbai-400051 have been lost and misplaced.

All person/s having original of above and/or any claim/s or right in respect of the above shares or any part thereof by way of inheritance, share, sale, mortgage, lease, lien, license, gift, possession, exchange, charge, lispendens, maintenance, easement, Court Order/s or encumbrance however or otherwise are hereby called upon to intimate to the undersigned in writing of such claim with original certified copies of all supporting documents within 14 days from the date of publication of this notice, failing which the claims, if any of such persons shall be treated as willfully abandoned, waived & not binding on our client.

Date : 21.03.2025
Place : Mumbai

MR. RAVINDRA KUMAR S. YADAV
P.A., L.L.C. & Co. Pvt. Ltd.
C/o. Girish P. Jain & Co.
101-102 Peace Haven N. M. Kale Marg, Dadar (West), Mumbai - 400028.

BEFORE THE DEBTS RECOVERY TRIBUNAL-1 AT BANGALORE

BSNL BUILDING, 4TH FLOOR, TELEPHONE HOUSE, RAJBHAVAN ROAD, BANGALORE-560 001
CASE NO: O.A. No. 267/2024

BETWEEN: _____
AND: _____
SRI. ARVIND G REDDY & OTHERS _____
Defendants

To, SRI ARVIND G REDDY S/O. SRI GANGADHAR ACHUTHAIAH TRUST, Plot No. 3-2-39, VIKAS NAGAR, NIDEBAN NALVASAHAT, UDGIR, LATUR - 413 517.

SUMMONS ISSUED TO DEFENDANTS UNDER RULE 23(VIII) OF DEBTS RECOVERY TRIBUNAL (PROCEDURE) RULES OF 1993 BY WAY OF PAPER PUBLICATION

WHEREAS: the applicant has instituted an application under section 19 of Recovery of Debts Due to Banks and Financial Institutions, Act, 1993, against the above defendants for the recovery of sum of Rs. 25,03,155/- (Rupees Twenty Five Lakhs Three Thousand & One Hundred Fifty Five Only) amount together with current and future interest, cost and other reliefs.

The above mentioned defendants are required to appear therefore hereby directed to appear before the Tribunal in person or through an Advocate or duly instructed in support of their defence to show cause on 22/08/2025 at 10:30 a.m. as why the relief's prayed for should not be granted. Take notice that in case default the application will be heard and determined in your absence.

Given under my hand and seal of the Tribunal on this day 07/03/2025.

By The Order of The Tribunal Registrar-1 Debts Recovery Tribunal-1 Bangalore

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 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 08-04-2025 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 08-04-2025. 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 07-04-2025 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	O/s as on 13-03-2025
1	10545396 & TCHIN0289 0001006020 91 & TCHIN0687 0001000932 56 & 10553805 & TCHIN0687 0001001607 55	MR. BHAKAR MOOLARAM GURJAR MRS. KAMALA BHAKAR GURJAR	Rs. 2090061/- is due and payable by you under loan account No 10545396 and an amount of Rs. 434888/- is due and payable by you under loan account No TCHIN0687000100093256 and an amount of Rs. 203814/- is due and payable by you under loan account No TCHIN0289000100062091 and an amount of Rs. 481648/- is due and payable by you under loan account No TCHIN0687000100160755 and an amount of Rs. 163841/- is due and payable by you under loan account No 10553805 totalling to Rs. 3374232 /- (Rupees Thirty Three Lakh Seventy Four Thousand Two Hundred Thirty Two Only)	Rs. 20,00,000/- (Rupees Twenty Lakh Only)	Rs. 2,00,000/- (Rupees Two Lakh Only)	Physical	Rs. 24,45,299/- (Rupees Twenty Four Lakh Forty Five Thousand Two Hundred Ninety Nine Only) is due and payable by you under Agreement no. 10545396 and an amount of Rs. 5,75,957/- (Rupees Five Lakh Seventy Five Thousand Nine Hundred Fifty Seven Only) is due and payable by you under Agreement no. TCHIN0687000100160755 and an amount of Rs. 2,02,311/- (Rupees Two Lakh Two Thousand Three Hundred Eleven Only) is due and payable by you under Agreement no. 10553805 and an amount of Rs. 2,65,199/- (Rupees Two Lakh Fifty Five Thousand One Hundred Ninety Nine Only) is due and payable by you under Agreement no. TCHIN0289000100062091 and an amount of Rs. 5,34,214/- (Rupees Five Lakh Thirty Four Thousand Two Hundred Fourteen Only) is due and payable by you under Agreement no. TCHIN0687000100093256 totalling to Rs. 40,22,980/- (Rupees Forty Lakh Twenty Two Thousand Nine Hundred Eighty Only)
2	10118954 & 10123500	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 11,32,193/- (Rupees Eleven Lakh Thirty Two Thousand One Hundred Ninety Three Only) is due and payable by you under Agreement no. 10118954 and an amount of Rs. 1,12,717/- (Rupees One Lakh Twelve Thousand Seven Hundred Seventeen Only) is due and payable by you under Agreement no. 10123500 totalling to Rs. 12,44,910/- (Rupees Twelve Lakh Forty Four Thousand Nine Hundred Ten Only)	Rs. 11,90,000/- (Rupees Eleven Lakh Ninety Thousand Only)	Rs. 1,19,000/- (Rupees One Lakh Nineteen Thousand Only)	Physical	RS.2486581/- (Rupees Twenty Four Lakh Eighty Six Thousand Five Hundred Eighty One Only) is due and payable by you under Agreement no. 10118954 and an amount of Rs. 37,9104/- (Rupees Three Lakh Seventy Nine Thousand One Hundred Four Only) is due and payable by you under Agreement no. 10123500 totalling to Rs. 28,6585/- (Rupees Twenty Eight Lakh Sixty Five Thousand Six Hundred Eighty Five Only)
3	TCHHL0296 0001000728 86 & TCHHL0296 0001000728 86 & TCHHF0296 0001000732 78	MR. SANJAY BABURUR AGLAVE MRS. SUSHAMA SANJAY AGLAVE	Rs. 4,77,656/- (Rupees Four Lakhs Seventy Seven Thousand Six Hundred and Fifty Six Only) is due and payable by you under Agreement no. TCHHL0296000100072892, and an amount of Rs. 1,28,476 /- (Rupees One Lakhs Twenty Eight Thousand Four Hundred and Seventy Six Only) is due and payable by you under Agreement no. TCHHL0296000100073278, and an amount of Rs. 12,94,547 /- (Rupees Twelve Lakhs Ninety Four Thousand Five Hundred and Forty Seven Only) is due and payable by you under Agreement no. TCHHL0296000100072886. Totalling to Rs. 19,00,679/- (Rupees Nineteen Lakhs and Six Hundred and Seventy Nine Only)	Rs. 16,50,000/- (Rupees Sixteen Lakh Fifty Thousand Only)	Rs. 1,65,000/- (Rupees One Lakh Sixty Five Thousand Only)	Physical	RS.594420/- (Rupees Five Lakh Ninety Four Thousand Four Hundred and Twenty Only) is due and payable by you under Agreement no. TCHHL0296000100072892, and an amount of Rs. 1518377/- (Rupees Fifteen Lakh Eighteen Thousand Three Hundred Seventy Seven Only) is due and payable by you under Agreement no. TCHHL0296000100072886 and an amount of Rs. 16,2299/- (Rupees One Lakh Sixty Two Thousand Two Hundred Ninety Nine Only) is due and payable by you under Agreement no. TCHHL0296000100073278 totalling to Rs. 22,75,000/- (Rupees Twenty Two Lakh Seventy Five Thousand Ninety Six Only)
4	TCHHL0636 0001000710 93 & 10588715	MR. PINTOO YOGENDRA KANOJIYA MRS. LEELAVATI PINTOO KANOJIYA	Rs. 19,47,545 /- (Rupees Nineteen Lakh Forty Seven Thousand Five Hundred and Forty Five Only) is due and payable by you under Agreement no. TCHHL0636000100071093 and an amount of Rs. 62,934/- (Rupees Sixty Two Thousand Nine Hundred and Thirty Four Only) is due and payable by you under Agreement no. 10588715, and totalling to Rs. 20,10,479 /- (Rupees Twenty Lakh Ten Thousand Four Hundred and Seventy Nine Only)	Rs. 17,90,000/- (Rupees Seventeen Lakh Ninety Thousand Only)	Rs. 1,79,000/- (Rupees One Lakh Seventy Nine Thousand Only)	Physical	RS.2326894/- (Rupees Twenty Three Lakh Twenty Six Thousand Eight Hundred Ninety Four Only) is due and payable by you under Agreement no. TCHHL0636000100071093 and an amount of RS.87623/- (Rupees Eighty Seven Thousand Six Hundred Twenty Three Only) is due and payable by you under Agreement no. 10588715 totalling to RS.2414517/- (Rupees Twenty Four Lakh Fourteen Thousand Five Hundred Seventeen Only)
5	TCHHL0636 0001001846 49 & TCHIN0636 0001001897 86	MRS. RAJANI MANORANJAN PANIGRAHI MR. MANORANJAN KUNJ PANIGRAHI,	Rs. 1,42,035/- (Rupees One Lakh Forty Two Thousand and Thirty Five Only) is due and payable by you under loan account No. TCHIN0636000100189786 and an amount of Rs. 19,67,726/- (Rupees Nineteen Lakhs Sixty Seven Thousand Seven Hundred and Twenty Six Only) is due and payable by you under loan account No. TCHHL0636000100184649. Totalling to Rs. 21,09,761/- (Rupees Twenty One Lakhs Nine Thousand Seven Hundred and Sixty One Only)	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 1,50,000 /- (Rupees One Lakh Fifty Thousand Only)	Physical	RS.2313853/- (Rupees Twenty Three Lakh Thirteen Thousand Eight Hundred Fifty Three Only) is due and payable by you under Agreement no. TCHHL0636000100184649 and an amount of Rs.174886/- (Rupees One Lakh Seventy Four Thousand Eight Hundred Eighty Six Only) is due and payable by you under Agreement no. TCHIN0636000100189786 totalling to Rs.2488739/- (Rupees Twenty Four Lakh Eighty Eight Thousand Seven Hundred Thirty Nine Only)
6	10173992 & Mr. Suraj Umaji Ghagare 10162981	Mr. Houserao Umaji Ghagare Mrs. Shalan Umaji Ghagare	Rs. 1908489/- (Rupees Nineteen Lakh Eight Thousand Four Hundred Eighty Nine Only) is due and payable by you under loan account No. 10162981 and an amount of Rs. 56576/- (Rupees Fifty Six Thousand Five Hundred Seventy Six Only) is due and payable by you under loan account No 10173992 totalling to Rs. 19,65,065/- (Rupees Nineteen Lakh Sixty Five Thousand Sixty Five Only)	Rs. 14,00,000/- (Rupees Fourteen Lakh Only)	Rs. 1,40,000 /- (Rupees One Lakh Forty Thousand Only)	Physical	RS.2636391/- (Rupees Twenty Six Lakh Thirty Six Thousand Three Hundred Ninety One Only) is due and payable by you under Agreement no. 10162981 and an amount of RS.15816/- (Rupees One Lakh Fifty Eight Thousand One Hundred Sixty Six Only) is due and payable by you under Agreement no. 10173992 totalling to Rs.2794557/- (Rupees Twenty Seven Lakh Ninety Four Thousand Five Hundred Fifty Seven Only)
7	TCHHL0636 0001000700 33 & TCHIN0636 0001000710 22	Mr. Nilesh Prakash Telang Mrs. Sujata Dhananjay Diwanji	Rs. 151425/- (Rupees One Lakh Fifty One Thousand Four Hundred Twenty Five Only) is due and payable by you under loan account No. TCHIN0636000100071022, and an amount of Rs. 1099344/- (Rupees Ten Lakh Ninety Nine Thousand Three Hundred Forty Four Only) is due and payable by you under loan account No. TCHHL0636000100070033, totalling to Rs. 1,25,0769/- (Rupees Twelve Lakh Fifty Thousand Seven Hundred Sixty Nine Only)	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only)	Rs. 99,000 /- (Rupees Ninety Nine Thousand Only)	Physical	RS.1546543/- (Rupees Fifteen Lakh Forty Six Thousand Five Hundred Forty Three Only) is due and payable by you under Agreement no. TCHHL0636000100070033 and an amount of RS.225555/- (Rupees Two Lakh Twenty Five Thousand Five Hundred Fifty Five Only) is due and payable by you under Agreement no. TCHIN0636000100071022 totalling to Rs.17,72,098/- (Rupees Seventeen Lakh Seventy Two Thousand Ninety Eight Only)
8	9786549	MR. SACHIN BAPURAO KADAM MRS. VAISHALI SACHIN KADAM	Rs. 11,25,499/- (Rupees Eleven Lakh Twenty Five Thousand Four Hundred Ninety Nine Only)	Rs. 10,90,000/- (Rupees Ten Lakh Ninety Thousand Only)	Rs. 1,09,000/- (Rupees One Lakh Nine Thousand Only)	Physical	RS.1333664/- (Rupees Thirteen Lakh Thirty Three Thousand Six Hundred Sixty Four Only)
9							

Description of the Immovable Property: All that piece and parcel of the Flat bearing No. 304, on the Third Floor, having area admeasuring about 750 Sq. Ft. (Built Up Area) in the Building known as Jijamata Sada Co-Op. Housing Society Ltd. Constructed on the land bearing Survey No. 24A, Hissa No. 3, admeasuring about 1255.00 Sq. Mtrs., lying being and situated at Gaondvi Road, Nr. Marathi School, Diva (West), Taluka Shahapur, District Thane, and within the limits of Grampanchayat Khattvali, and also within registration district Thane, Sub Registration District Shahapur.

Description of the Immovable Property: All that premises being a residential flat admeasuring about 389 Sq. Ft. (Equivalent to 36.15 Sq. Mtr.) or thereabout of carpet area (including balcony, cupboard window, Door sill, service area etc.) bearing Flat No.402, on 4th Floor, of Building No. 6-C, in Housing project known as Shubh Vastu, constructed on the land lying and situate at Village Khattvali, Taluka Shahapur, District Thane, and within the limits of Grampanchayat Khattvali, and also within registration district Thane, Sub Registration District Shahapur.

Description of the Immovable Property: All that piece and parcel of the Flat bearing No. 304, on the Third Floor, having area admeasuring about 750 Sq. Ft. (Built Up Area) in the Building known as Jijamata Sada Co-Op. Housing Society Ltd. Constructed on the land bearing Survey No. 24A, Hissa No. 3, admeasuring about 1255.00 Sq. Mtrs., lying being and situated at Gaondvi Road, Nr. Marathi School, Diva (West), Taluka and District Thane - 400611 within the area of Sub Registrar of Assurance at Thane.

Description of the Immovable Property: All that piece and parcel of the Flat No. 06, area admeasuring about 363.46 Sq. Ft. (carpet), second floor of the building known as Building No. 0B-02 in "Shubh Griha", Taluka Housing, Nr. HP Petrol Pump, Vasind, Shahapur, lying and situated at Old Survey No. 279,281,284, 286, 287, 288, 296, 298, 301 to 305, 306P, 308 to 312, 314, 315, 317, 318, 323, 339 to 344 in Village Khattvali, Tal. Shahapur, District Thane-421601.

Description of the Immovable Property: Flat No. 509, on the Fifth Floor, in Wong- K in "Phase Excellency" admeasuring 359 Sq. Ft. Carpet area having equivalent carpet area of 33.35 sq. mtrs in the project known as "Dhruv Residency" to be constructed on the property situate, lying and being at Village Pashane Taluka Karjat, District Raigad.

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 08-04-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Maximum will be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to declare acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 02-04-2025 between 11 AM to 5.00 PM, with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. AClosure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email id: Manish.Bansal@tatacapital.com Authorised Officer Mobile No.8588983696. Please send your query