



TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus Building 'A' 4th Floor, Off Pokhran Road No 2, Behind TCS, Thane(W) 400 607

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the below Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 20-03-2024 as "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 20-03-2024. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 19-03-2024 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building 'A' 4th Floor, Off Pokhran Road No. 2, Behind TCS, Thane (W) 400 607..

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

Sr. No	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession
1	10456686 & 10453721 & 10461595 & 10461551	MR. KALIMMOHD AYUB KHAN MR SHABAZ KALIM KHAN MRS. REHANAPARVEEN KALIM KHAN	Rs. 1281768 /- (Rupees Twelve Lakh Eighty One Thousand Seven Hundred Sixty Eight Only) is due and payable by you under Agreement no. 10453721 and an amount of Rs. 2633981/- (Rupees Twenty Six Lakh Thirty Three Thousand Nine Hundred Eighty One Only) is due and payable by you under Agreement no. 10456686 and an amount of Rs. 20134/- (Rupees Twenty Thousand One Hundred Thirty Four Only) is due and payable by you under Agreement no. 10461551 and an amount of Rs. 26704/- (Rupees Twenty Six Thousand Seven Hundred Four Only) is due and payable by you under Agreement no. 10461595 totalling to Rs. 3962587/- (Rupees Thirty Nine Lakh Sixty Two Thousand Five Hundred Eighty Seven Only)	Flat No. 05 - Rs.8,80,000/- (Rupees Eight Lakh Eighty Thousand Only) Flat No. 105 & Flat No. 106 - Rs. 18,20,000/- (Rupees Eighteen Lakh Twenty Thousand Only)	Flat No. 05 - Rs. 86,000/- (Rupees Eighty Eight Thousand Only) And Flat No. 105 & Flat No. 106 - Rs. 1,82,000/- (Rupees One Lakh Eighty Two Thousand Only)	Physical
<p>Description of the Immovable Property: 1) Flat No. 05, in C Wing, On Ground Floor, admeasuring at about 360 sq. feet (Built up area), 257 Sq. Feet Carpet Area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhol", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat</p> <p>2) Flat No. 105, in C Wing, on the first floor, admeasuring about 360 Sq. Ft. (Built up area), (257 Sq. Ft. Carpet area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhol", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat</p> <p>3) Flat No. 106, in C Wing, on First Floor, admeasuring at about 405 Sq. Ft. (Built up area), (269 Sq. Ft. Carpet area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhol", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat.</p>						
2	10151902 & 10119152	MRS. BHARATI HEMANT MANE MR. HEMANT MANOHAR MANE	Rs. 4,45,342/- (Rupees Four Lakh Forty Five Thousand Three Hundred Forty Two Only) is due and payable by you under Agreement no. 10119152 and an amount of Rs. 1,05,153/- (Rupees One Lakh Five Thousand One Hundred Fifty Three Only) is due and payable by you under Agreement no. 10151902 totalling to Rs. 5,50,495/- (Rupees Five Lakh Fifty Thousand Four Hundred Ninety Five Only)	Rs. 6,16,000/- (Rupees Six Lakh Sixteen Thousand Only)	Rs. 61,600/- (Rupees Sixty One Thousand Six Hundred Only)	Physical
<p>Description of the Immovable Property: Flat Premises No. 108 admeasuring about 255.98 Sq. Ft. Carpet, on the 1ST Floor, Bldg. No. 34, A- Wing, in the building Name Amber in Sector 2, Project known as Karm Residency, to be constructed on the land bearing Survey No. 166/1/1, 166/1/2, 166/2, 169/2, 170, 172/1, 172/2/1 (Part), 172/2/2 (Part), 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15 and 179/5, lying and situated at Village Dhasai, Taluka Shahapur, Dist. Thane.</p>						
3	10292183	MR. DURGESHSINGH DARSHANSINGH RAWAT MRS. POONAM DAMMAR VISHWAKARMA	Rs. 14,04,584/- (Rupees Fourteen Lakh Four Thousand Five Hundred Eighty Four Only)	Rs. 10,25,000/- (Rupees Ten Lakh Twenty Five Thousand Only)	Rs. 1,02,500/- (Rupees One Lakh Two Thousand Five Hundred Only)	Physical
<p>Description of the Immovable Property: All that piece and parcel of the Flat bearing No. 303, admeasuring to 25.64 Sq. Mtrs carpet area on the Third Floor, D-Wing, Type C-1A in the Building No.2 called as "Pavan Vihar Complex", lying being and situated at Village Nagzari, Within the limits of Nagzari Grampanchayat, Taluka and District Palghar, within the area of Sub-Registrar at Palghar, Boisar, Maharashtra-401502.</p>						
4	9892966 & TCHHL063600 0100076089	Mr. ATIF MALIK AFROZ ANSARI Mrs. AMBER MALIK AFROZ ANSARI	Rs. 2140617/- (Rupees Twenty One Lakh Forty Thousand Six Hundred Seventeen Only) is due and payable by you under Agreement no. TCHHL0636000100076089 and an amount of Rs. 862842/- (Rupees Eight Lakh Sixty Two Thousand Eight Hundred Forty Two Only) is due and payable by you under Agreement no. 9892966 totalling to Rs. 3003459/- (Rupees Thirty Lakh Three Thousand Four Hundred Fifty Nine Only)	Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only)	Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)	Physical
<p>Description of the Immovable Property: All The Piece and Parcel of Immovable said property is a Flat no. 402, on Forth Floor admeasuring total built-up area 879.00 Sq. Ft. i.e. 81.69 Sq. Mt. in a multistoried residential building known as "Zamzam Apartment" bearing Mun. House no. 1333 village 4th Nizampur, Tal. Bhiwandi City survey no. 4337, 4341-A, 4356, plot no. 2,3,5, Survey no. 41/4-part, 44/1-part, 90/2-part, 90/3-A within limits of bhiwandi Nizampur city corporation Tal bhiwandi Dist. Thane Maharashtra</p>						
5	TCHHL029600 0100001338 & TCHIN064000 0100001903	MR. ASHOK YADAV BIRHADE MRS. PRAMILA ASHOK BIRHADE MR. NILESH ASHOK BIRHADE	Rs. 2129716/- (Rupees Twenty One Lakh Twenty Nine Thousand Seven Hundred Sixteen Only) is due and payable by you under loan account No. TCHHL0296000100001338 and an amount of Rs. 156534/- (Rupees One Lakh Fifty Six Thousand Five Hundred Thirty Four Only) is due and payable by you under loan account No. TCHIN0640000100001903 totalling to Rs. 2286250/- (Rupees Twenty Two Lakh Eighty Six Thousand Two Hundred Fifty Only)	Rs. 22,18,000/- (Rupees Twenty Two Lakh Eighteen Thousand Only)	Rs. 2,21,800/- (Rupees Two Lakh Twenty One Thousand Eight Hundred)	Physical
<p>Description of the Immovable Property: Flat bearing No. 503, on the Fifth Floor, admeasuring 34.03 Sq. Mtrs. Carpet area in the building No. 2, in the scheme of construction known as "Panvelkar Nisarg Phase-1, Jewell, Badlapur, Thane, Maharashtra-421503.</p>						



4	9892966 & TCHHL063600 0100076089	Mr. ATIF MALIK AFROZ ANSARI Mrs. AMBER MALIK AFROZ ANSARI	Rs. 2140817/- (Rupees Twenty One Lakh Forty Thousand Six Hundred Seventeen Only) is due and payable by you under Agreement no. TCHHL0636000100076089 and an amount of Rs. 862842/- (Rupees Eight Lakh Sixty Two Thousand Eight Hundred Forty Two Only) is due and payable by you under Agreement no. 9892966 totalling to Rs. 3003459/- (Rupees Thirty Lakh Three Thousand Four Hundred Fifty Nine Only) 28-08-2021	Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only)	Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)	Physical
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Description of the Immovable Property: All The Piece and Parcel of Immovable said property is a Flat no. 402, on Forth Floor admeasuring total built – up area 879.00 Sq. Ft i.e. 81.69 Sq. Mt. in a multistoried residential building known as 'Zamzam Apartment' bearing Mun. House no. 1333 village 4th Nizampura, Tal. Bhiwandi City survey no. 4337, 4341-A, 4356, plot no. 2,3,5, Survey no. 41/4-part, 44/1-part, 90/2-part, 90/3-A within limits of bhiwandi Nizampur city corporation Tal bhiwandi Dist. Thane Maharashtra

5	TCHHL029600 0100001338 & TCHIN064000 0100001903	MR. ASHOK YADAV BIRHADE MRS. PRAMILA ASHOK BIRHADE MR. NILESH ASHOK BIRHADE	Rs. 2129716/- (Rupees Twenty One Lakh Twenty Nine Thousand Seven Hundred Sixteen Only) is due and payable by you under loan account No. TCHHL0296000100001338 and an amount of Rs. 156534/- (Rupees One Lakh Fifty Six Thousand Five Hundred Thirty Four Only) is due and payable by you under loan account No. TCHIN0640000100001903 totalling to Rs. 2286250/- (Rupees Twenty Two Lakh Eighty Six Thousand Two Hundred Fifty Only) 14-09-2023	Rs. 22,18,000/- (Rupees Twenty Two Lakh Eighteen Thousand Only)	Rs. 2,21,800/- (Rupees Two Lakh Twenty One Thousand Eight Hundred	Physical
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Description of the Immovable Property: Flat bearing No.503, on the Fifth Floor, admeasuring 34.03 Sq. Mtrs. Carpet area In the building No. 2, in the scheme of construction known as "Panvelkar Nisarg Phase-1, Joveli, Badlapur, Thane, Maharashtra- 421503.

6	10632143 & 10632926	MR. JAMNA LAL TELI MRS. LAKSHMI JAMNALAL TELI	Rs. 840795/- (Rupees Eight Lakh Forty Thousand Seven Hundred Ninety Five Only) is due and payable by you under loan account No 10632926 and an amount of Rs. 1056605/- (Rupees Ten Lakh Fifty Six Thousand Six Hundred Five Only) is due and payable by you under loan account No 10632143, i.e. totalling to Rs. 1897400/- (Rupees Eighteen Lakh Ninety Seven Thousand Four Hundred Only) 04-07-2023	Rs. 19,85,000/- (Rupees Nineteen Lakh Eighty Five Thousand Only)	Rs. 1,98,500/- (Rupees One Lakh Ninety Eight Thousand Five Hundred Only)	Physical
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Description of the Immovable Property: Flat bearing No. 204, on Second Floor, in "B" Wing, Building Type Z2, admeasuring 289 Sq. Ft. (Carpet Area), i.e. 32.23 Sq. Mtrs. (Built Up Area) in the building known as "Rashmi Lake View", constructed on land bearing Survey No. 237 to 242, of Village, Achole, Nallasopara East, Taluka Vasai, District Palghar, within the area of Sub-Registrar of Assurances at Vasai- III/III/IV/VI.

7	TCHHL069600 0100147936 & TCHIN069600 0100148591	MR. MOHD SAJID MOHD SHAHID SALMANI MRS. SWALEHA SAJID SALMANI	Rs. 4724628/- (Rupees Forty Seven Lakh Twenty Four Thousand Six Hundred Twenty Eight Only) is due and payable by you under loan account No TCHHL0696000100147936 and an amount of Rs. 332673/- (Rupees Three Lakh Thirty Two Thousand Six Hundred Seventy Three Only) is due and payable by you under loan account No TCHIN0696000100148591 totalling to Rs. 5057301/- (Rupees Fifty Lakh Fifty Seven Thousand Three Hundred One Only) 16-08-2023	Rs. 51,33,000/- (Rupees Fifty One Lakh Thirty Three Thousand Only)	Rs. 5,13,300/- (Rupees Five Lakh Thirteen Thousand Three Hundred Only)	Physical
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Description of the Immovable Property: Flat No. 502, 5th Floor, admeasuring 562 Sq. Ft. Built Up Area, in the building & Registered Society known as "Sai Aangan Co-Op. Housing Society Ltd." Constructed o Plot No. 44, Sector 35-D, being situate and lying being at Kharghar, Navi Mumbai, Taluka Panvel, District Raigad, within the limits of CIDCO Ltd

8	10051985 & 10062840	MR. ABUBAKER SIDDIQUE	Rs. 24,85,746/- (Rupees Twenty Four Lakh Eighty Five Thousand Seven Hundred Forty Six Only) is due and payable by you under Agreement no. 10051985 and an amount of Rs. 1,62,130/- (Rupees One Lakh Sixty Two Thousand One Hundred Thirty Only) is due and payable by you under Agreement no. 10062840 totalling to Rs. 26,47,876/- (Rupees Twenty Six Lakh Forty Seven Thousand Eight Hundred Seventy Six Only) 27-09-2018	Rs. 18,00,000/- (Rupees Eighteen Lakh Only)	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)	Physical
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Description of the Immovable Property: All that Flats No. Type 315 C – 403 Wing, on the Fourth Floor, admeasuring 652 Sq. Ft. (Built Up) Area, equivalent to 60.59 Sq. Mtrs. (Built up) Area, of the said Bldg /Row Type 3/6 known as "Rahul Nagar" Situated at revenue village Kurgaon, Boiser (W), Tal – Palghar, Dist – Thane, within the limits of Kurgaon Grampanchayat. In the area of Registration District & Sub – District office of Palghar

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
9	10050233 & 10056020	VIJAYKUMAR HARISHANKAR YADAV MRS. SHAKUNTALA VIJAY YADAV	Rs. 628468/- (Rupees Six Lakh Twenty Eight Thousand Four Hundred Sixty Eight Only) is due and payable by you under loan account No 10050233, and an amount of Rs. 43299/- (Rupees Forty Three Thousand Two Hundred Ninety Nine Only) is due and payable by you under loan account No 10056020, totaling to Rs. 671767/- (Rupees Six Lakh Seventy One Thousand Seven Hundred Sixty Seven Only) 16-02-2023	Rs. 6,15,000/- (Rupees Six Lakh Fifteen Thousand Only)	Rs. 61,500/- (Rupees Sixty One Thousand Five Hundred Only)	Physical
Description of the Immovable Property: Flat No.318, on the Third Floor, in the Building No. C-4 in "Xrbia Vanghani, admeasuring 15.05 Sq. Mtrs (Equivalent to 162 Sq. Ft), lying being and situated at Village Khadyachapada, Taluka karjat, Maharashtra-421503.						
10	TCHHL063600 0100084993 & TCHIN063600 0100059827	MR. VINOD SAMADHAN GAVADE MRS. RAKHABAI SAMADHAN GAVADE	Rs. 933949/- (Rupees Nine Lakh Thirty Three Thousand Nine Hundred Forty Nine Only) is due and payable by you under loan account No. TCHHL0636000100084993 and an amount of Rs. 130246/- (Rupees One Lakh Thirty Thousand Two Hundred Forty Six Only) is due and payable by you under loan account No. TCHIN0636000100059827, totaling to Rs. 1064195/- (Rupees Ten Lakh Sixty Four Thousand One Hundred Ninety Five Only) 20-07-2023	Rs. 10,40,000/- (Rupees Ten Lakh Forty Thousand Only)	Rs. 1,04,000/- (Rupees One Lakh Four Thousand Only)	Physical
Description of the Immovable Property: Flat Bearing No. 403, on the Fourth Floor, Wing - M, Building No. 9, of the Complex known as "Deep Jyoti City", admeasuring carpet area of 19.02 Sq. Mtrs, constructed on (1).old survey No. 207, New Survey No. 140, area admeasuring 0H-11R-6P, Asst. 0Rs.87Paise, (2). Old Survey No. 208, Hissa No. 6, New Survey No. 141, Hissa No. 6, Area Admeasuring 0H-39R-0P, P.K.0H-06R-0P, total area admeasuring 0H-45R-0P, Asst.0Rs. 36 paise, (3). Survey No. 161, Hissa No. 2D (Old Survey No. Hissa No. 141/2A/2) area admeasuring 0H-71R-8P, P.K.0H-08R-2P, Total area admeasuring 0H-80R-0P, Asst.0 Rs. 70 Paise. karjat, Raigad						
11	9888836	MR GOPAL KRISHNA PADHY MRS RASHMITA G PADHY	Rs. 8,44,727/- (Rupees Eight Lakh Forty Four Thousand Seven Hundred Twenty Seven Only) 20-12-2022	Rs. 11,66,000/- (Rupees Eleven Lakh Sixty Six Thousand Only)	Rs. 1,16,600/- (Rupees One Lakh Sixteen Thousand Six Hundred Only)	Physical
Description of the Immovable Property: SCHEDULE - I PIECE AND PARCEL OF NON- AGRICULTURAL LAND SITUATED AT VILLAGE: CHINCHAWALI TALUKA KARJAT, DISTRICT RAIGAD WITHIN THE LIMITS OF PANCHAYAT SAMITI KARJAT OF ZILLA PARISHAD RAIGAD AND WITHIN THE REGISTRATION DISTRICT RAIGAD AND SUB DISTRICT KARJAT I.e WITHIN THE REGISTRATION JURISDICTION OF THE SUB- REGISTRAR OF ASSURANCES KARJAT AT KARJAT. SCHEDULE II FLAT NO 005, ON GROUND FLOOR IN "B WING", ADMEASURING ABOUT 28.09 SQ MTRS CARPET AREA IN BUILDING NO " C" OF THE PROJECT KNOWN AS "UDAAN ARIA" SITUATED AT VILLAGE - CHINCHAWALI, TALUKA KARJAT DISTRICT RAIGAD AND WITHIN THE REGISTRATION DISTRICT RAIGAD AND SUB DISTRICT KARJAT I.E WITHIN THE REGISTRATION JURISDICTION OF THE SUB REGISTRAR OF ASSURANCES, KARJAT AT KARJAT.						
12	10635097	MR. HARA HARI SINGH MRS. LAKSHMI HARA SINGH	Rs. 10,30,668/- (Rupees Ten Lakh Thirty Thousand Six Hundred Sixty Eight Only) 14-10-2021	Rs. 7,80,000/- (Rupees Seven Lakh Eighty Thousand Only)	Rs. 78,000/- (Rupees Seventy Eight Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the FLAT NO.201, ADMESURING AREA 295 SQ.FT. CARPET ON 2ND FLOOR, BLDG NO.A/6,SAMRUDDHI COMPLEX, VILLAGE GARPOLI,OFF KARJAT BADLAPUR HIGHWAY, KARJAT -410201 (SURVEY NO.63/2A, 2B, 2C,2D,2E,5,64/0) IN VILLAGE GARPOLI, TALUKA KARJAT DIST. RAIGADH)						
13	9665739	MR. MOHAMMED ARIF HUSSAIN, MRS. ZEENAT FATMA	Rs. 21,41,881/- (Rupees Twenty One Lakh Forty One Thousand Eight Hundred Eighty One Only) 14-08-2023	Rs. 47,30,000/- (Rupees Forty Seven Lakh Thirty Thousand Only)	Rs. 4,73,000/- (Rupees Four Lakh Seventy Three Thousand Only)	Physical
Description of the Immovable Property: All that the Flat bearing No. 1102 on the Eleventh Floor of "Victory Park" having Carpet Area 50.058 Sq.Mts Builtup Area along with Open Terrace Space of 13.905 Sq.Mts and One Car Parking, constructed on land bearing Plot No. 65, Sector. 17, of Kalamboli Village, Navi Mumbai.						
14	9897646	Mr. JITESH GAJANAN THORAT MRS. RUPALI JITESH THORAT	Rs. 7,08,921/- (Rupees Seven Lakh Eight Thousand Nine Hundred Twenty One Only) 07-06-2023	Rs. 7,75,000/- (Rupees Seven Lakh Seventy Five Thousand Only)	Rs. 77,500/- (Rupees Seventy Seven Thousand Five Hundred Only)	Physical
Description of the Immovable Property: The residential flat admeasuring 23.41 aq. Mtrs.(Equivalent to 252 Sq.Ft) carpet area bearing No.405 situate on the 4th Floor, in "D3" Building of the said complex to be know as "XRBIA VANGANI" Khadyachapada, Taluka- Karjat, District- Raigad, Maharashtra-421503						

Mumbai.						
14	9897646	Mr. JITESH GAJANAN THORAT MRS. RUPALI JITESH THORAT	Rs. 7,08,921/- (Rupees Seven Lakh Eight Thousand Nine Hundred Twenty One Only) 07-06-2023	Rs. 7,75,000/- (Rupees Seven Lakh Seventy Five Thousand Only)	Rs. 77,500/- (Rupees Seventy Seven Thousand Five Hundred Only)	Physical
Description of the Immovable Property: The residential flat admeasuring 23.41 aq. Mtrs.(Equivalent to 252 Sq.Ft) carpet area bearing No.405 situate on the 4th Floor, in "D3" Building of the said complex to be know as "XRBIA VANGANI" Khadyachapada, Taluka- Karjat, District- Raigad, Maharashtra- 421503						
15	9870511	MR. NIKHIL J BHIUNGADE MRS. SUJATA JANU BHIUNGADE	Rs. 9,01,298/- (Rupees Nine Lakh One Thousand Two Hundred Ninety Eight Only) 22-08-2019	Rs. 11,53,000/- (Rupees Eleven Lakh Fifty Three Thousand Only)	Rs. 1,15,300/- (Rupees One Lakh Fifteen Thousand Three Hundred Only)	Physical
Description of the Immovable Property: Schedule - A All that piece and parcel of land and ground situated project known as "Xrbia Warai" within the Registration, Sub-Dist., Taluka Karjat, Dist Raigad and within the limits of the Sub Registrar Karjat bearing below mentioned Survey Number of sanction layout, Mouje Warai Tarfe, respectively admeasuring an area 09 H. 3.50 R. and as per the building Plan. Schedule - B The Residential Flat admeasuring 23.88 Sq. Mtrs. (equivalent to 257 Sq. Ft.) carpet area bearing No. 604 situate on the Sixth in 'A6' building of the said Complex to be known as "Xrbia Warai" under construction on the land more particularly described in the First Schedule herein above written, Flat is delineated in red ink on the approved floor plans of the said building.						
16	9982351	MR. RAJESH JADHAV MRS. SHANTANA RAJESH JADHAV	Rs. 11,90,770/- (Rupees Eleven Lakh Ninety Thousand Seven Hundred Seventy Only) 17-01-2023	Rs. 12,24,000/- (Rupees Twelve Lakh Twenty Four Thousand Only)	Rs. 1,22,400/- (Rupees One Lakh Twenty Two Thousand Four Hundred Only)	Physical
Description of the Immovable Property: FLAT NO 812, ADMEASURING AREA 30.94 SQ. MTRS.(EQUIVALENT TO 333 SQ.FT.) CARPET AREA, 8TH FLOOR, BUILDING NO. K6, XRBIA WARAI, (WARAI TARFE WAREDI SURVEY NO.6/2, 6/3, 9/1, 9/2, 10/2A/1, 10/4A/2, 10/6, 12/1A/1, 12/6A, 12/5 AND 10/09) VILLAGE WARAI TALUKA KARJAT DIST RAIGAD 410101						
<p>At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.</p> <p>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.</p> <p>The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: The E-auction will take place through portal https://DisposalHub.com on 20-03-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.</p> <p>Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 12-03-2024 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s NexXen Solutions Private Limited, Address: #203, 2nd Floor, Shree Shyam Palace, Sector: 4&5 Crossing, Railway Road, Gurugram - 122 006 through its Mobile No. +91 97100 29933, +91 98100 29926, Tel. No. +91 124 4 233 933, E-mail ID: CSD@disposalhub.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company 14. Please refer to the below link provided in secured creditor's website http://surl.li/qytpc for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html</p> <p>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.</p>						
Place Mumbai Date- 04-03-2024						Sd/ Authorized Officer Tata Capital Housing Finance Ltd.