



TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 2nd Floor, Shree Arcade, House No. 186, Plot No. 130/19, Red Cross Road, Gandhi Square, Sadar, Nagpur - 440001

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/or 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 27-05-2025 on "As is where is" and "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 PM, on the said 27-05-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of TCHFL on or before 26-05-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 2nd Floor, Shree Arcade, House No. 186, Plot No. 130/19, Red Cross Road, Gandhi Square, Sadar, Nagpur - 440001.

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.	Name of Borrower(s) Co-Borrower(s) Legal Heir(s)/Legal Representative(s) Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession	Outstanding as on
1.	10172116	MR. AMEENUDDIN ANWARUDDIN KHAN MRS. RESHMAJAHAN AMINUDDIN KHAN	Rs. 38,87,720/- (Rupees Thirty Eight Lakh Eighty Seven Thousand Seven Hundred Twenty Only) — 10-06-2021	Rs. 20,00,000/- (Rupees Twenty Lakh Only)	Rs. 2,00,000/- (Rupees Two Lakh Only)	Physical	Rs. 6748470/- (Rupees Sixty Seven Lakh Forty Eight Thousand Four Hundred Seventy Only) — 05-05-2025

Description of the Immovable Property: That the property situated at within the local limits of Akola Municipal Corporation and within the jurisdiction of Sub Registrar Akola bearing Nazul Sheet No. 39 - A, Nazul Plot No. 274, total admeasuring 194.35 Sq. Ft. thereon residential building having two floors, thereon Second Floor constructed flat, having Built-up area of 63.91 Sq. Mtrs. Along with proportionate Share in land, at Mouje Kasbe Akola, Pragane, Tah. And Dist. Akola. Bounded :- East :- Service Lane, West :- Property of Naim Khan Niyaj Khan North :- Kothan Bazar Road, South :- Property of Fatimbi Shakkurha Trust.

2.	9599605 & 10687160	MRS. SUSHILA RAMBABU AGRAWAL MR. RAMBABU CHHAGANLAL AGRAWAL	Rs. 43,59,613/- (Rupees Forty Three Lakh Fifty Nine Thousand Six Hundred Thirteen Only) is due and payable by you under Agreement No. 9599605 and an amount of Rs. 19,08,320/- (Rupees Nineteen Lakh Eight Thousand Three Hundred Twenty Only) is due and payable by you under Agreement No. 10687160 totalling to Rs. 62,67,933/- (Rupees Sixty Two Thousand Six Hundred Seventy Three Only) — 16-06-2021	Rs. 47,00,000/- (Rupees Forty Seven Lakh Only)	Rs. 4,70,000/- (Rupees Four Lakh Seventy Thousand Only)	Physical	Rs. 8328232/- (Rupees Eighty Three Lakh Twenty Eight Thousand Two Hundred Thirty Two Only) is due and payable by you under Agreement No. 9599605 and an amount of Rs. 37,06,149/- (Rupees Thirty Seven Lakh Six Thousand One Hundred Forty Nine Only) is due and payable by you under Agreement No. 10687160 totalling to Rs. 120,34,381/- (Rupees One Crore Twenty Lakh Thirty Four Thousand Three Hundred Eighty One Only) — 05-05-2025
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Description of the Immovable Property: PROPERTY NO. 1: House No. J-1028, admeasuring area 87.3 Sq. Mtrs., Ward No. 17, block No. 49, Sheet No. 6, Mauza - Kampele, Bounded as :- On East: Ramanarayan's House On West: Jaiswal's House, On North: Nali, On South: Road. PROPERTY NO. 2: Western Portion admeasuring area 56.45 Sq. mts., House No. J-1029, 1030, and 1031 admeasuring area 112.9 Sq. Mtrs., ward No. 17, block No. 29, Sheet No. 6, mauza - Kampele, Bounded as :- On East: Ramanarayan's House On West: Jaiswal's House, On North: Nali, On South: Road.

3.	TCHHF02 75000100 195451 & TCHIN02 75000100 200214	MR. MAHESH KUMAR SHYAMLAL KAUSHIK MRS. PRIYANKA KAUSHIK	Rs. 41,92,498/- (Rupees Forty One Lakh Ninety Two Thousand Four Hundred Ninety Eight Only) is due and payable by you under Agreement No. TCHHF0275000100195451 and an amount of Rs. 14,70,008/- (Rupees One Lakh Forty Seven Thousand Eight Only) is due and payable by you under Agreement No. TCHIN0275000100200214 totalling to Rs. 43,39,506/- (Rupees Forty Three Lakh Thirty Nine Thousand Five Hundred Six Only) — 09-09-2023	Rs. 40,00,000/- (Rupees Forty Lakh Only)	Rs. 4,00,000/- (Rupees Four Lakh Only)	Physical	Rs. 5232803/- (Rupees Fifty Two Lakh Thirty Two Thousand Eight Hundred Thirty Three Only) is due and payable by you under Agreement No. TCHHF0275000100195451 and an amount of Rs. 18,63,221/- (Rupees One Lakh Eighty Six Thousand Three Hundred Twenty Two Only) is due and payable by you under Agreement No. TCHIN0275000100200214 totalling to Rs. 54,19,251/- (Rupees Fifty Four Lakh Nineteen Thousand One Hundred Twenty Five Only) — 05-05-2025
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Description of the Immovable Property: Schedule - A: The variable undivided 16.666% Share and interest in All that piece and parcel of land bearing Plot No. 133.134, total admeasuring 264.680 Sq. Mtrs. (measurement as per Regularization Letter and clubbing demand), situated in layout Craved by the Sai Nagar Co-Op. Housing Society Ltd. Nagpur, Kh. No. 31 of Mouza Pardi, P. H. No. 34, Municipal House No. 610/A/133 & 134, Ward No. 21, Sheet No. 8, City Survey No. 29, situated within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil and Dist. Nagpur and the said land is bounded as under: On North: Road, On South: Plot No. 141 & 142, On East: Plot No. 135, On West: Plot No. 132. Schedule - B: Together with the entire R.C.C. structure comprising Residential Apartment No. 102 on the First Floor of the building standing thereon known and style as "Subhadra Apartment" covering a built-up area of 700 Sq. Ft. (i.e. 65.032 Sq. Mtrs.) and a Carpet area of 522 Sq. Ft. (i.e. 48.49 Sq. Mtrs.) and the said residential apartment is bounded as under: On North: Open to SKY, On South: Open to SKY, On East: Stairway + Apartment No. 101, On West: Open to SKY.

4.	TCHHF02 75000100 172978 & TCHIN02 75000100 173801	MR. RAHUL DEEPAK BORKAR MRS. ALKA RAHUL BORKAR	Rs. 22,77,652/- (Rupees Twenty Two Lakh Seventy Seven Thousand Six Hundred Fifty Two Only) is due and payable by you under Agreement No. TCHHF0275000100172978 and an amount of Rs. 10,65,571/- (Rupees One Lakh Six Thousand Five Hundred Fifty Seven Only) is due and payable by you under Agreement No. TCHIN0275000100173801 totalling to Rs. 23,84,209/- (Rupees Twenty Three Lakh Eighty Four Thousand Two Hundred Nine Only) — 09-05-2024	Rs. 23,00,000/- (Rupees Twenty Three Lakh Only)	Rs. 2,30,000/- (Rupees Two Lakh Thirty Thousand Only)	Physical	Rs. 27,47,628/- (Rupees Twenty Seven Lakh Forty Seven Thousand Six Hundred Twenty Eight Only) is due and payable by you under Agreement No. TCHHF0275000100172978 and an amount of Rs. 13,27,141/- (Rupees One Lakh Thirty Seven Thousand Four Hundred Fourteen Only) is due and payable by you under Agreement No. TCHIN0275000100173801 totalling to Rs. 28,03,342/- (Rupees Twenty Eight Lakh Eighty Three Thousand Three Hundred Forty Two Only) — 05-05-2025
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Description of the Immovable Property: All that piece and parcel of the All that R.C.C. Superstructure comprising of Flat No. F/104, having Built up area adm. 52.673 Sq. Mtrs. (i.e. 566.97 Sq. Ft.) situated on the First Floor of the Building named and style as "Pancham Apartment B" along with 2.6100% (i.e. 38.75 Sq. Mtrs.) Undivided share and interest in All that piece and parcel of Plot No. 1, total admeasuring 1485.46 Sq. Mtrs. (i.e. 15,989.4 Sq. Ft.) being the portion of entire land bearing Kh. No. 57, of Mouza Nani, bearing City Survey No. 418, Sheet No. 911/62, Corporation House No. 2169/1, Ward No. 57 situated within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur Bounded :- East :- Plot No. 2 West :- Flat No. F/105, North :- Flat No. 1/L-2, South :- Flat No. F/103

Sr. No.	Loan A/c. No.	Name of Borrower(s) Co-Borrower(s) Legal Heir(s)/Legal Representative(s) Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession	Outstanding as on
5.	9415348	MR. NITIN MADHUKAR SAMBHARE MR. MADHUKAR MAROTI SAMBHARE	Rs. 12,08,827/- (Rupees Twelve Lakh Eight Thousand Eight Hundred Twenty Seven Only) — 27-10-2021	Rs. 8,75,000/- (Rupees Eight Lakh Seventy Five Thousand Only)	Rs. 87,500/- (Rupees Eighty Seven Thousand Five Hundred Only)	Physical	Rs. 19,77,354/- (Rupees Nineteen Lakh Seventy Seven Thousand Three Hundred Fifty Four Only) — 05-05-2025

Description of the Immovable Property: All that piece and parcel of the The undivided 0.880794 percent (46.71 Sq. Mtrs.) share and interest in all that piece and parcel bearing Plot No. 1 containing by admeasurement 5304.08 Sq. Mtrs. Being a portion of the entire land bearing Kh. No. 380/2 of Mouza - Salod (Hirapur) together with the entire R.C.C. superstructure comprising Apartment No. 404 in Wing - B covering a Super Built-up area of 82.218 Sq. Mtrs. And Carpet Area of 46.167 Sq. Mtrs. on the Fourth Floor of a Building constructed thereon and to be known and style as "Takshak City" situated at village - Salod (Hirapur), within the limits of Gram Panchayat Salod (Hirapur) in Tahsil and District - Wardha and bounded as under: On the East: 9.00 Mtrs. Wide Road, On the West: 9.00 Mtrs. Wide Road & Kh. No. 379, On the North: 9.00 Mtrs. Wide Road, On the South: Kh. No. 379, On the East: Apartment No. 404 Wing - A Bounded as under: On the East: Apartment No. 401, On the West: Kh. No. 379, On the North: Apartment No. 403, On the South: C Wing Building.

6.	10570795	MR. NITIN YASHVANT SHENDE MRS. VAISHALI PRAKASH DONGRE	Rs. 27,25,341/- (Rupees Twenty Seven Lakh Twenty Five Thousand Three Hundred Forty One Only) — 19-11-2021	Rs. 29,90,000/- (Rupees Twenty Nine Lakh Ninety Thousand Only)	Rs. 2,99,000/- (Rupees Two Lakh Ninety Nine Thousand Only)	Physical	Rs. 42,69,386/- (Rupees Forty Two Lakh Sixty Nine Thousand Three Hundred Eighty Six Only) — 05-05-2025
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Description of the Immovable Property: All that piece and parcel of land bearing Plot No. 36 admeasuring 123.5810 Square Meter out of Kharsa No. 76/2, Sheet No. 73, City Survey No. 4750, situated at Ward No. 14, Fulmatiba Layout, NMC House No. 5736/C/34+35+36+37, Mouza Babulkheda, Tahsil and District Nagpur, bounded as under as per sale deed having dimensions as per layout plan attached herewith as part and parcel of this deed Bounded - East - Plot No. 11 West - Road North - Plot No. 35, South - Plot No. 37.

7.	TCHHF02 75000100 081840	MR. SUNIL MOHANDAS CHUG MRS. KOMAL SUNIL CHUG	Rs. 41,10,068/- (Rupees Forty One Lakh Ten Thousand Sixty Eight Only) — 12-09-2023	Rs. 30,00,000/- (Rupees Thirty Lakh Only)	Rs. 3,00,000/- (Rupees Three Lakh Only)	Physical	Rs. 52,31,773/- (Rupees Fifty Two Lakh Thirty One Thousand Seven Hundred Seventy Three Only) — 05-05-2025
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Description of the Immovable Property: All that entire R.C.C. Superstructure more than seven years old comprising of Apartment bearing No. 203 on the Second Floor of the building known as "Om Maa Bamleshwar Dev Apartments" covering a built up area of 41.648 Sq. Mtrs. Together with the 2.10% variable undivided proportionate share and interest in all that piece and parcel of land bearing Nagpur Improvement Trust Plot No. 30 admeasuring No. 1001.494 Sq. Mtrs. i.e. 10780 Sq. Ft. in Central Road Section III Scheme of Nagpur Improvement Trust of Mauza: Nagpur, City Survey No. 244, Sheet No. 156, Chalta No. 413, Circle No. 11/16, Division 3, Municipal House No. 2203, Ward No. 23, situated at Lakadgar, Bhandara Road, Nagpur Bounded :- East :- Plot No. 31 West :- Plot No. 28 and 29, North :- Road South :- Road

8.	10140344 & 10206 920 & TCHIN06 87000100 148170 & TCHIN06 87000100 087017	MR. VIJAY DEVIDAS BHOSLE MRS. KIRAN VIJAY BHOSALE	Rs. 91,65,111/- (Rupees Nine Lakh Eighteen Thousand Five Hundred Eleven Only) is due and payable by you under Agreement No. 10140344 and an amount of Rs. 35,96,311/- (Rupees Three Lakh Fifty Nine Thousand Six Hundred Thirty One Only) is due and payable by you under Agreement No. TCHIN0687000100087017 and an amount of Rs. 16,28,024/- (Rupees One Lakh Sixty Two Thousand Eight Hundred Two Only) is due and payable by you under Agreement No. 10206920 and an amount of Rs. 48,68,201/- (Rupees Four Lakh Eighty Six Thousand Eight Hundred Twenty One Only) is due and payable by you under Agreement No. TCHIN0687000100148170 totalling to Rs. 1,92,77,641/- (Rupees Nineteen Lakh Twenty Seven Thousand Seven Hundred Sixty Four Only) — 16-10-2023	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	Physical	Rs. 21,36,277/- (Rupees Two Lakh Thirteen Thousand Six Hundred Twenty Seven Only) is due and payable by you under Agreement No. 10206920 and an amount of Rs. 12,78,950/- (Rupees Twelve Lakh Seventy Eight Thousand Nine Hundred Fifty Only) is due and payable by you under Agreement No. 10140344 and an amount of Rs. 46,11,531/- (Rupees Four Lakh Sixty One Thousand One Hundred Fifty Three Only) is due and payable by you under Agreement No. TCHIN0687000100087017 and an amount of Rs. 60,45,521/- (Rupees Six Lakh Forty Thousand Five Hundred Fifty Two Only) is due and payable by you under Agreement No. TCHIN0687000100148170 totalling to Rs. 2,55,82,821/- (Rupees Twenty Five Lakh Fifty Eight Thousand Two Hundred Eighty Two Only) — 05-05-2025
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Description of the Immovable Property: The Residential Flat No. 104 on First Floor of the Building No. 10, 11, E Type and Project known as "Venkatesh Nagar" Standing on Plot No. 10, 11, Survey No. 73, Mouje - Nagthana (Rotha) admeasuring about 8877 Sq. Ft. (825.00 Sq. Mtr.). Residential Flat No. 104 (First Floor, Building No. 10, 11, Type "E"), Super built up area is 82.90 Sq. Mtr. (Common utility area is 11.34 Sq. Mtr. And common covered parking is 418.33 Sq. Mtr.) Undivided land share is 2.67% i.e. 36.62 Sq. Mtr. Having undivided share and interest in the plot of land, within the limits of Grampanchayat Nagthana (Rotha) Tah - Wardha Bounded :- East - Flat No. 103, West :- Margin space of Building, North - Margin space of Building, South - Flat No. 105.

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 <https://BidDeal.in> on 27-05-2025 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 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 19-05-2025 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 percent 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. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the Anandapur, Kolkata 700 100 through its coordinators: Auction Manager@BidDeal.in or Manish Bansal, Email id: Manish.Bansal@tatacapital.com Authorised Officer Mobile No. 858983696. 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 <https://surl.li/kytwsr> 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.

Place : Akola & Nagpur | Date : 10-05-2025 Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.