



TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Gampatrao 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 6(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6(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 **23-09-2025** 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 **23-09-2025**. 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 **22-09-2025** 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/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1.	TCHHF06 71000100 080418 & TCHIN06 71000100 160199	MR. RAVINDRA VRUJLAL SAYANI MRS. REKHA RAVINDRA SAYANI MR. TUSHAR RAVINDRA SAYANI M/S. SHREE RAM AGENCIES	Rs. 16,75,303/- (Rupees Sixteen Lakh Seventy Five Thousand Three Hundred and Three Only) is due and payable by you under Agreement no. TCHHF0671000100090418 and an amount of Rs. 3,35,313/- (Rupees Three Lakh Thirty Five Thousand Three Hundred and Thirteen Only) is due and payable by you under Agreement no. TCHIN0671000100160199 totalling to Rs. 20,10,616/- (Rupees Twenty Lakh Ten Thousand Six Hundred and Sixteen Only) _____ 05-11-2024	Rs. 24,22,500/- (Rupees Twenty Four Lakh Twenty Two Thousand Five Hundred Only) Earnest Money Deposit (EMD): - Rs. 2,42,250/- (Rupees Two Lakh Forty Two Thousand Two Hundred Fifty Only) Type of possession: - Physical	Rs. 19,00,591/- (Rupees Nineteen Lakh Five Hundred Ninety One Only) is due and payable by you under Agreement no. TCHHF0671000100090418 and an amount of Rs. 3,39,280/- (Rupees Three Lakh Thirty Nine Thousand Two Hundred Eighty Only) is due and payable by you under Agreement no. TCHIN0671000100160199 totalling to Rs. 22,39,871/- (Rupees Twenty Two Lakh Thirty Nine Thousand Eight Hundred Seventy One Only) _____ 12-08-2025

Description of the Immovable Property: All that piece and parcel of the Flat No. A-5 of First Floor, having Built up area about 44.14 Sq. Mtrs. Along with undivided proportionate share in land of an apartment known as "Shiv Apartment" constructed on Plot No. 37, Nazul Plot No. 1+1/54 Sheet No. 75-B measuring about 7916 Sq. Ft. of Mouje Akola Tq. & Dist. Akola, situated within the limits of M.C. Akola, Tq. & Dist. Akola.

2.	TCHHL06 71000100 083004 & TCHIN06 71000100 083578	MR. SACHIN KISHOR CHAVHAN MRS. VAISHALI SACHIN CHAVHAN	Rs. 6,24,462/- (Rupees Six Lakh Twenty Four Thousand Four Hundred and Sixty Two Only) is due and payable by you under Agreement no. TCHHL0671000100083004 and an amount of Rs. 24,902/- (Rupees Twenty Four Thousand Nine Hundred and Two Only) is due and payable by you under Agreement no. TCHIN0671000100083578 totalling to Rs. 6,49,364/- (Rupees Six Lakh Forty Nine Thousand Three Hundred and Sixty Four Only) _____ 10-10-2024	Rs. 14,20,840/- (Rupees Fourteen Lakh Twenty Thousand Eight Hundred Forty Only) Earnest Money Deposit (EMD): - Rs. 1,42,084/- (Rupees One Lakh Forty Two Thousand Eighty Four Only) Type of possession: - Physical	Rs. 6,98,448/- (Rupees Six Lakh Ninety Eight Thousand Four Hundred Forty Eight Only) is due and payable by you under Agreement no. TCHHL0671000100083004 and an amount of Rs. 29,633/- (Rupees Twenty Nine Thousand Six Hundred Thirty Three Only) is due and payable by you under Agreement no. TCHIN0671000100083578 totalling to Rs. 7,28,081/- (Rupees Seven Lakh Twenty Eight Thousand Eighty One Only) _____ 12-08-2025
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Description of the Immovable Property: All that piece and parcel of the Western Side of Plot No. 4 measuring about 132 Sq. Mtrs. Out of F. S. No. 133/A-B of Mouje Gudadhi converted to residential use as per order of SDO, Akola Vide RC No. NAP-34/Gurdhi/6/1994-95 of Dt. 30.09.1994, situated within the limits of M.C. Akola, Tq. & Dist. Akola, **Bounded :- East :- Part of Plot No. 4, West :- Layout of Tahod, North :- Road, South :- Plot No. 1.**

3.	9131615 & 9258973	MRS. MADHURI RAMESH CHOURASIA MR. CHANDRABHAN TIKARAM CHOURASIA	Rs. 30,26,644/- (Rupees Thirty Lakh Twenty Six Thousand Six Hundred Forty Four Only) is due and payable by you under Agreement no. 9131615 and an amount of Rs. 21,29,382/- (Rupees Twenty One Lakh Twenty Nine Thousand Three Hundred Eighty Two Only) is due and payable by you under Agreement no. 9258973 totalling to Rs. 51,56,026/- (Rupees Fifty One Lakh Fifty Six Thousand Twenty Six Only) _____ 21-06-2021	Rs. 1,41,29,980/- (Rupees One Crore Forty One Lakh Twenty Nine Thousand Nine Hundred Eighty Only) Earnest Money Deposit (EMD): - Rs. 14,12,998/- (Rupees Fourteen Lakh Twelve Thousand Nine Hundred Ninety Eight Only) Type of possession: Symbolic	Rs. 63,50,237/- (Rupees Sixty Three Lakh Fifty Thousand Two Hundred Thirty Seven Only) is due and payable by you under Agreement no. 9131615 and an amount of Rs. 44,60,940/- (Rupees Forty Four Lakh Sixty Thousand Nine Hundred Forty Only) is due and payable by you under Agreement no. 9258973 totalling to Rs. 1,08,11,177/- (Rupees One Crore Eight Lakh Eleven Thousand One Hundred Seventy Seven Only) _____ 12-08-2025
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Description of the Immovable Property: All that piece and parcel of constructed Half Portion facing from Eastern Side admeasuring about 173.09 Sq. Mtrs. with 154.09 Sq. Mtrs. of R.C.C. Construction which is 35 years old, with 50% undivided share in land bearing Municipal House No. 530 (Old), 432 (New) total plot admeasuring about 346.18 Sq. Mtrs. i.e. 3726.00 Sq. Ft. situated at Mohan Nagar, City Survey No. 2259, Sheet No. 177/33 Mouza Sitabuldi, Ward No. 65, Nagpur Tahsil and District Nagpur and entire Municipal House No. 530. **Bounded :- East :- House of Chourasia, West :- House of Perki, North :- Openland and beyond Nala, South :- Public Road**

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 23-09-2025 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 12-09-2025 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 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 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 statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the interested bidders may contact the Service Provider, M/s 4Closure, Block No 605 A, 6th Floor, Matirvanam Commercial Complex, Amerpet, Hyderabad - 500036 Email : info@bankauctions.in or Manish Bansal, Email at Manish.Bansal@tatacapital.com Authorised Officer Mobile No 858893696. Please send your query on WhatsApp Number - 999078669. 13. TDS of 1% will be applicable and owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in the creditor's website <https://surfi.amlr.in/> 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 :- 22-08-2025
Sd/- Authorised Officer
Tata Capital Housing Finance Ltd