

NOTICE FOR SALE OF SECURED ASSET

(Under Rule 8(5) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
 E-Auction Notice for Sale of Secured Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower/Guarantor/Mortgagor or their legal heirs/representatives ("Borrowers") in particular that the below Secured Asset mortgaged to Tata Capital Housing Finance Ltd. ("TCHFL"), the possession of which has been taken by the Authorized Officer of TCHFL, will be sold on 22-04-2025 on "As is where is" & "As is what is" and "Whatever there is" basis for recovery of outstanding dues from below mentioned 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 shall be sold by E-Auction at 02 PM on the 22-04-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorized Officer of TCHFL on or before 21-04-2025 till 5.00 PM at Branch address - Tata Capital Housing Finance Ltd. ABIL, 1st Floor Avant! Residency, Abhinav Chowk, Tilak Road, Pune 411030. The sale of the Secured Asset will be on "as is where is" condition as per 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 due per Demand Draft and Demand Draft date	Reserve Price	Earnest Money	Type of Possession
1	0984956	Mr. Prakash Bhaskarrao Deshmukh, Proprietor of Concept Builders And legal heir of Co-borrower - Late Mrs. Nisha Deshmukh Waghmare Developers	Rs. 5,40,34,345/- (Rupees Five Crore Forty Eight Thousand Three Hundred and Thirty Four Only) & 09-09-2022	Rs. 20,04,54,345/- (Rupees Twenty Crore Four Lakh Fifty Four Thousand Three Hundred Forty Five Only)	Rs. 2,67,27,246/- (Rupees Two Crore Sixty seven Lakh Twenty seven Thousand Two Hundred Forty Six Only)	Physical

Description of the Property: 120 units of Building no. 3 in project Concept City having saleable area of 91,363 sq.ft. forming part of the residential project titled "Concept City project" being developed on the land bearing amalgamated Plot nos. A-2 (1 to 7 & 20 to 25 old), Kh no. 52 of Mz. Gidaspur (n), PH no. 38A, Taluka Nagpur (Rural) which is within the local limit of Grampanchayat Vela Hat in Tahsil and within the jurisdiction of registration District Sub Registrar, Nagpur, which is bounded as under: On or towards East: Remaining part of KH. No. 5/2, On or towards South: KH. No. 5/1 & 9, On or towards West: 15.00 ft. wide Road, On or towards North: 15.00 mt. wide Road

Sr.No.	Tower	Wing	Unit No.	Floor	Area (sq.ft)	Sr.No.	Tower	Wing	Unit No.	Floor	Area (sq.ft)
1	3	Amulyam	101	1	77	61	3	Amulyam	506	5	777
2	3	Amulyam	102	1	77	62	3	Amulyam	507	5	777
3	3	Amulyam	103	1	77	63	3	Amulyam	508	5	777
4	3	Amulyam	104	1	77	64	3	Amulyam	509	5	777
5	3	Amulyam	105	1	77	65	3	Amulyam	510	5	777
6	3	Amulyam	109	1	77	66	3	Amulyam	601	6	777
7	3	Amulyam	110	1	77	67	3	Amulyam	602	6	777
8	3	Amulyam	201	2	77	68	3	Amulyam	603	6	777
9	3	Amulyam	202	2	77	69	3	Amulyam	604	6	777
10	3	Amulyam	203	2	77	70	3	Amulyam	605	6	777
11	3	Amulyam	204	2	77	71	3	Amulyam	606	6	777
12	3	Amulyam	205	2	77	72	3	Amulyam	607	6	777
13	3	Amulyam	208	2	77	73	3	Amulyam	608	6	777
14	3	Amulyam	209	2	77	74	3	Amulyam	609	6	777
15	3	Amulyam	210	2	77	75	3	Amulyam	610	6	777
16	3	Amulyam	301	3	777	76	3	Aishwaryam	104	1	777
17	3	Amulyam	302	3	777	77	3	Aishwaryam	105	1	777
18	3	Amulyam	303	3	777	78	3	Aishwaryam	106	1	777
19	3	Amulyam	304	3	777	79	3	Aishwaryam	109	1	777
20	3	Amulyam	310	3	777	80	3	Aishwaryam	205	2	777
21	3	Amulyam	401	4	777	81	3	Aishwaryam	206	2	777
22	3	Amulyam	402	4	777	82	3	Aishwaryam	209	2	777
23	3	Amulyam	403	4	777	83	3	Aishwaryam	210	2	777
24	3	Amulyam	504	5	777	84	3	Aishwaryam	301	3	777
25	3	Aishwaryam	101	1	777	85	3	Aishwaryam	302	3	777
26	3	Aishwaryam	102	1	777	86	3	Aishwaryam	303	3	777
27	3	Aishwaryam	103	1	777	87	3	Aishwaryam	305	3	777
28	3	Aishwaryam	107	1	777	88	3	Aishwaryam	306	3	777
29	3	Aishwaryam	108	1	777	89	3	Aishwaryam	307	3	777
30	3	Aishwaryam	110	1	777	90	3	Aishwaryam	308	3	777
31	3	Aishwaryam	201	2	777	91	3	Aishwaryam	309	3	777
32	3	Aishwaryam	202	2	777	92	3	Aishwaryam	310	3	777
33	3	Aishwaryam	203	2	777	93	3	Aishwaryam	401	4	777
34	3	Aishwaryam	204	2	777	94	3	Aishwaryam	403	4	777
35	3	Aishwaryam	207	2	777	95	3	Aishwaryam	404	4	777
36	3	Aishwaryam	208	2	777	96	3	Aishwaryam	405	4	777
37	3	Aishwaryam	304	3	777	97	3	Aishwaryam	406	4	777
38	3	Aishwaryam	402	4	777	98	3	Aishwaryam	407	4	777
39	3	Aishwaryam	602	6	777	99	3	Aishwaryam	408	4	777
40	3	Amulyam	106	1	777	100	3	Aishwaryam	409	4	777
41	3	Amulyam	107	1	777	101	3	Aishwaryam	410	4	777
42	3	Amulyam	108	1	777	102	3	Aishwaryam	501	5	777
43	3	Amulyam	206	2	777	103	3	Aishwaryam	502	5	777
44	3	Amulyam	207	2	777	104	3	Aishwaryam	503	5	777
45	3	Amulyam	305	3	777	105	3	Aishwaryam	504	5	777
46	3	Amulyam	306	3	777	106	3	Aishwaryam	505	5	777
47	3	Amulyam	307	3	777	107	3	Aishwaryam	506	5	777
48	3	Amulyam	388	3	777	108	3	Aishwaryam	507	5	777
49	3	Amulyam	309	3	777	109	3	Aishwaryam	508	5	777
50	3	Amulyam	404	4	777	110	3	Aishwaryam	509	5	777
51	3	Amulyam	405	4	777	111	3	Aishwaryam	510	5	777
52	3	Amulyam	406	4	777	112	3	Aishwaryam	601	6	777
53	3	Amulyam	407	4	777	113	3	Aishwaryam	603	6	777
54	3	Amulyam	408	4	777	114	3	Aishwaryam	604	6	777
55	3	Amulyam	409	4	777	115	3	Aishwaryam	605	6	777
56	3	Amulyam	410	4	777	116	3	Aishwaryam	606	6	777
57	3	Amulyam	501	5	777	117	3	Aishwaryam	607	6	777
58	3	Amulyam	502	5	777	118	3	Aishwaryam	608	6	777
59	3	Amulyam	503	5	777	119	3	Aishwaryam	609	6	777
60	3	Amulyam	505	5	777	120	3	Aishwaryam	610	6	777

Disclosure: RCS/427/2021 is filed before Court of PB Palasagar, 3rd Joint Civil Judge & JMFC, Nagpur and a SA/448/2022 is filed before DRT Nagpur. No stay order is passed against TCHFL's actions. This auction will be subject to the outcome of litigations.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrowers 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 Secured Asset will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and cost (including the cost of the sale) are tendered to the Authorized Officer or prior to his satisfaction that the amount of such secured upi, interest and costs has been paid before the date of the auction.

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 Secured Asset sold.

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://www.bankeauctions.com> on 22-04-2025 between 2.00 PM to 3.00 PM with limited extension of 10 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 Secured Asset shall at once go to auction subject to the discretion of the Authorized Officer. 2. The Secured Asset shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs 1,00,000/- (Rupees One Lakh Only) 4. All the bids submitted for the purchase of the Secured Asset 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 or payment of EMD through NEFT/RTGS/IMPS. Kindly contact Authorized Officer. 5. The highest bidder shall be declared as successful bidder provided that he/she is legally qualified to bid and provided further that the bid amount is not less than the Reserve Price. shall be at the discretion of the Authorized 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 Authorized Officer to add, modify or discontinue the sale. 7. Inspection of the Secured Asset can be done on 15-04-2025 between 11.00 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 Authorized Officer within 24hrs and in default of such deposit, the Secured Asset 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 Authorized Officer on or before the 15th day from the date of confirmation of the sale of the Secured Asset, exclusive of such day, or the 15th day by 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 Secured Asset shall be put to fresh auction/sale by private treaty. The deposit including EMD shall stand forfeited by TCHFL and the defaulting purchaser shall lose all claims on the Secured Asset. 11. Details of any encumbrances, known to the TCHFL, to which the Secured Asset is liable: Nil. 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 auction the prospective bidders may contact the Service Provider, C1 INDIA PVT. LTD. Address: C1 INDIA PVT. LTD. 3rd Floor, Plot 16, Sector 44, Gurgaon, Haryana-122003 Mob. 8866682937 & Phone: 7291981124 / 1125 / 1126 Email ID: gsurat@india.com, support@bankeauctions.com or Mr. Subhash Toppo, Mobile No. 8879605610 and e-mail id: subhash.toppo@tatacapital.com 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. No payment needs to be deposited by highest bidder in the form of Demand Draft (DD) and the copy of the auction shall be submitted to the borrower.

