

TATA TATA CAPITAL HOUSING FINANCE LIMITED									
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Gangotri Nagar, 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.									
E-Auction Notice of 15 days for Sale of Immovable Property									
(Under Rule 6(1) of the Security Interest (Enforcement) Rules 2002)									
Notice for Sale of Immovable Property									
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 28-03-2025 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 submitted to the Authorised Officer of the TCHFL, on or before 27-03-2025 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 particular details described herein below:									
Sr. No.	Loan Ac. No and Branch	Name of Borrower(s) Co-borrower(s) Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession	O/s as on		
1.	10172116 10687160	Mr. Ameenuddin Anwaruddin Khan Mrs. Reshma Khan Aminuddin Khan	Rs. 38,87,720/- (Rupees Thirty Eight Lakh Eighty Seven Thousand Seven Hundred Twenty Only)	Rs. 20,00,000/- (Rupees Twenty Lakh Only)	Rs. 2,00,000/- (Rupees Two Lakh Only)	Physical	Rs. 6571585/- (Rupees Sixty Five Lakh Seventy One Thousand Five Hundred Eighty Five Only) as on 03-03-2025		
<b>Description of the Immovable Property:</b> That the property situated at within the local limits of Akola Municipal Corporation and within the jurisdiction of Sub Registrar Akola bearing area of 63.91 Sq. Mts. Along with proportionate Share in land, at House Karkhe Akola, Pargane, Tah. and Dist. Akola. Bounded - East - Services Lane, West - Property of Naim Khan Naim Khan North - Kohan Bazar Road, South - Property of Faibis Shakti Trust.									
2.	1559905 & 10687160	Mrs. Sushila Rambabu Agrawal, Mr. Rambabu Chhangal Agrawal	Rs. 43,58,613/- (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. 10,00,320/- (Rupees Ten Thousand Three Hundred Twenty Only) is due and payable by you under Agreement No. 10687160 totalling to Rs. 62,87,003/- (Rupees Sixty Two Thousand Eight Hundred Seventy Thousand Nine Hundred Thirty Three Only)	Rs. 55,00,000/- (Rupees Fifty Five Lakh Only)	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)	Physical	Rs. 8126320/- (Rupees Eighty One Lakh Twenty Six Thousand Three Hundred Twenty Six Only) is due and payable by you under Agreement no. 9599605 and an amount of Rs. 3616379/- (Rupees Thirty Six Lakh Sixteen Thousand Three Hundred Seventy Nine Only) is due and payable by you under Agreement no. 10687160 totalling to Rs. 11742705/- (Rupees One Crore Seventeen Lakh Four Thousand Seven Hundred Five Only) as on 03-03-2025		
<b>Description of the Immovable Property:</b> PROPERTY NO. 1, House No. 1028, measuring area 87.3 Sq. Mtrs., Ward No. 17, block No. 48, Sheet No. 6, Mouza - Kamplie, Bounded as: On East: Ramanarayan's House On West: Jaiswal's House, On North: Nall On South: Road PROPERTY NO. 2, Western Porters measuring area 59.45 Sq. mts., House No. J-1029, 1030 and 1031 measuring area 112.9 Sq. Mtrs., ward No. 17, block No. 28, Sheet No. 6, mouza - Kamplie, Bounded as: On East: Ramanarayan's House On West: Jaiswal's House, On North: Nall, On South: Road									
3.	TCHH027 500010018 Mrs. Priyanka Kaushik 00010200 214	Mr. Mahesh Kumar Mrs. Priyanka Kaushik	Rs. 4128488/- (Rupees Forty One Lakh Ninety Two Thousand Four Hundred Ninety Eight Only) is due and payable by you under Agreement No. TCHH0275000100195451 and an amount of Rs. 147008/- (Rupees One Lakh Forty Seven Thousand Eight Only) is due and payable by you under Agreement No. TCHH027500010020214 totalling to Rs. 4339596/- (Rupees Forty Three Lakh Thirty Nine Thousand Five Hundred Six Only)	Rs. 42,75,000/- (Rupees Forty Two Lakh Fifty Thousand Only)	Rs. 4,27,500/- (Rupees Four Lakh Twenty Seven Thousand Five Hundred Only)	Physical	Rs. 5106216/- (Rupees Fifty One Lakh Six Thousand Two Hundred Sixteen Only) is due and payable by you under Agreement no. TCHH0275000100195451 and an amount of Rs. 181254/- (Rupees One Lakh Eighty One Thousand Two Hundred Fifty Four Only) is due and payable by you under Agreement no. TCHH027500010020214 totalling to Rs. 5287470/- (Rupees Fifty Two Lakh Eighty Seven Thousand Four Hundred Seventy Only) as on 03-03-2025		
<b>Description of the Immovable Property:</b> Schedule - A, T-1, The variable undivided 16.66% Share and interest in All that piece and parcel of land bearing Plot No. 133.134, total measuring 24.680 Sq. Mtrs. (measurement as per Regularization Letter and clubbing demand), situated in layout Craved by the said Nagar Co-Op. Housing Society Ltd. Nagpur, Kh. No. 31 of Mouza Pardi, P. H. No. 34, Municipal House No. 610A/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: "Subhadra Apartment" covering a built-up area of 700 Sq. Ft. (i.e. 65.032 Sq. Mtrs.) and a Carpel area of 522 Sq. Ft. (i.e. 48.48 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.	TCHH027 500010008 Chug 6140	Mrs. Sunil Mohandas Mrs. Komal Sunil Chug	Rs. 41,10,068/- (Rupees Forty One Lakh Ten Thousand Sixty Eight Only)	Rs. 30,00,000/- (Rupees Thirty Lakh Only)	Rs. 3,00,000/- (Rupees Three Lakh Only)	Physical	Rs. 5115238/- (Rupees Fifty One Lakh Fifteen Thousand Two Hundred Thirty Eight Only) as on 03-03-2025		
<b>Description of the Immovable Property:</b> 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 Mas Bameshwar 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 measuring No. 1001.494 Sq. Mtrs. i.e. 10780 Sq. Ft. in Central Road Section II Scheme of Nagpur Improvement Trust of Mouza: Nagpur, City Survey No. 244, Sheet No. 156, Chaitala No. 413, Circle No. 11/16, Division 3, Municipal House No. 2203, Ward No. 23, situated at Lakadgaon, Bhargada Road, Nagpur Bounded - East - Plot No. 31 West - Plot No. 28 and 29, North - Road South - Road									
5.	10077266	Mr. Yogesh Vilasrao Kukde (Borrower), Mrs. Sapna Yogesh Kukde (Co-borrower)	Rs. 30,42,529/-	Rs. 18,00,000/- (Rupees Eighteen Lakh Only)	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)	Physical	Rs. 6779563/- (Rupees Sixty Seven Lakh Seventy Nine Thousand Five Hundred Sixty Three Only) as on 03-03-2025		
<b>Description of the Immovable Property:</b> All that Residential Apartment No. 201 on the Second Floor of the building known and styled as "Anyasha Residency" and standing on the Municipal House / Plot No. 302 & 302A, having Net built up area 45.146 Sq. Mtrs. & Super built up area 78.752 Sq. Mtrs. Together with variable 16.66% undivided share and interest in the total area of the Plot measuring about 193.43 Sq. Mtrs. (2081.31 Sq. Ft.) Mouza - Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust Nagpur, Tahsil and District Nagpur and same is bounded as under: Towards East: House of Nattaji Sawarkar, Towards West: House of Manikrao Thakre, Towards North: Adjoining Flat No. 202, Towards South: House of Halim Bee.									
6.	10570795	Mr. Nitin Yashwant Shende Mrs. Vaishali Prakash Dongre	Rs. 27,25,341/- (Rupees Twenty Seven Lakh Twenty Five Thousand Three Hundred Forty One Only)	Rs. 29,90,000/- (Rupees Twenty Nine Lakh Ninety Thousand Only)	Rs. 2,99,000/- (Rupees Two Lakh Ninety Nine Thousand Only)	Physical	Rs. 4172260/- (Rupees Forty One Lakh Seventy Two Thousand Two Hundred Sixty Two Only) as on 03-03-2025		
<b>Description of the Immovable Property:</b> All that piece and parcel of land bearing Plot No. 36 measuring 123.5810 Square Meter out of Kharsa No. 76/2, Sheet No. 73, City Survey No. 4750, situated at Ward No. 14, Fumalamb Layout, NMC House No. 5736/C/34-35-36-37, Mouza Babulbake, Tahsil and District Nagpur, bounded as under: as per sale deed having dimensions as per lot plan attached herewith as per part and parcel of this deed Bounded - East - Plot No. 11 West - Road North - Plot No. 35 South - Plot No. 37									
7.	1003251 & 10015743	Mr. Sachin Madhukar Kedar (Borrower) Mrs. Kirti Sachin Kedar (Co-borrower)	Rs. 22,13,458/- (Rupees Twenty Two Lakh Thirteen Thousand Four Hundred Fifty Eight Only) is due and payable under Agreement no. 10015743 and an amount of Rs. 120,355/- (Rupees One Lakh Twenty Thousand Three Hundred Sixty Five Only) is due and payable under Agreement no. 1003251	Rs. 17,10,000/- (Rupees Seventeen Lakh Ten Thousand Only)	Rs. 1,71,000/- (Rupees One Lakh Seventy One Thousand Only)	Physical	Rs. 543397/- (Rupees Five Lakh Forty Three Thousand Three Hundred Ninety Seven Only) is due and payable by you under Agreement no. 10033551 and an amount of Rs. 555169/- (Rupees Fifty Five Lakh Fifty Eight Thousand One Hundred Sixty Six Only) is due and payable by you under Agreement no. 10015743 totalling to Rs. 1,10,856/- (Rupees One Lakh One Hundred Fifty Six Thousand Five Hundred Sixty Three Only) as on 03-03-2025		
<b>Description of the Immovable Property:</b> All that Residential Apartment No. 302 on the Third Floor of the building known and styled as "Anyasha Residency" and standing on the Municipal House / Plot No. 302 & 302A, having Net built up area 45.146 Sq. Mtrs. & Super built up area 78.752 Sq. Mtrs. Together with variable 16.66% undivided share and interest in the total area of the Plot measuring about 193.43 Sq. Mtrs. (2081.31 Sq. Ft.) Mouza - Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust Nagpur, Tahsil and District Nagpur and same is bounded as under: - Towards East: House of Nattaji Sawarkar, Towards West: House of Manikrao Thakre, Towards North: Road, Towards South: Adjoining Flat No. 301.									
8.	9415348	Mr. Nitin Madhukar Sambhare Mrs. Madhukar Maroti Sambhare	Rs. 12,08,827/- (Rupees Twelve Lakh Eight Thousand Eight Hundred Twenty Seven Only)	Rs. 6,75,000/- (Rupees Six Lakh Seventy Five Thousand Only)	Rs. 67,500/- (Rupees Sixty Seven Thousand Five Hundred Only)	Physical	Rs. 1838047/- (Rupees Nineteen Lakh Thirty Eight Thousand Forty Seven Only) as on 03-03-2025		
<b>Description of the Immovable Property:</b> 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 plan no. 5324/38.58 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. 45A 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 styled as "Takshak Caf" situated at village - Salod (Hirapur), within the limits of Gram Panchayat Salod (Hirapur) Tahsil and District - Waranan and bounded as under: On the East: 5/10 Mrs. Wide Road, On the West: 1/10 Mrs. Wide Road & Kh. No. 375, On the North: 8/10 Mrs. Wide Road, On the South: Kh. No. 379 And the said Apartment No. 45A Wing - A is Bounded as under: On the East: Apartment No. 481, On the West: Kh. No. 375, On the North: Apartment No. 403, On the South: C Wing Building									
9.	10140344 & 10015743	Mr. Vijay Devidas Bhosale Mrs. Kiran Vijay Bhosale	Rs. 19,65,111/- (Rupees Nineteen Lakh Eighty Five Thousand Five Hundred Eleven Only) is due and payable by you under Agreement no. 10140344 and an amount of Rs. 359631/- (Rupees Three Lakh Fifty Nine Thousand Six Hundred Thirty One Only) is due and payable by you under Agreement no. TCHH027500010008017 and an amount of Rs. 16280/- (Rupees One Lakh Sixty Two Thousand Eight Hundred Twenty Only) is due and payable by you under Agreement no. 10015743 and an amount of Rs. 48625/- (Rupees Four Lakh Eighty Six Thousand Eight Hundred Twenty Five Only) is due and payable by you under Agreement no. TCHH0275000101481170 totalling to Rs. 19,71,014/- (Rupees Nineteen Lakh Twenty Seven Thousand Seven Hundred Sixty Four Only)	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	Physical	Rs. 205555/- (Rupees Twenty Lakh Six Thousand Five Hundred Fifty Five Only) is due and payable by you under Agreement no. 10015743 and an amount of Rs. 1176148/- (Rupees Eleven Lakh Seventy Six Thousand One Hundred Forty Eight Only) is due and payable by you under Agreement no. 10140344 and an amount of Rs. 486897/- (Rupees Four Lakh Eighty Eight Thousand Six Hundred Ninety Seven Only) is due and payable by you under Agreement no. TCHH027500010008017 and an amount of Rs. 586627/- (Rupees Five Lakh Eighty Nine Thousand Six Hundred Twenty Seven Only) is due and payable by you under Agreement no. TCHH0275000101481170 totalling to Rs. 21,02,077/- (Rupees Twenty One Lakh Twenty One Thousand Seven Hundred Seventy Seven Only) as on 03-03-2025		
<b>Description of the Immovable Property:</b> The Residential Flat No. 104 on First Floor of the Building No. 10, 11, 'E' Type and Project known as "Vankarash Nagar" standing on Plot No. 10, 11, Survey No. 73, Mouza: Nagharla (Rothia) measuring 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 share is 2.67% i.e. 36.82 Sq. Mtr. Having undivided share and interest in the plot of land, within the limits of Ganapachayat Nagharla (Rothia) Tah. Waranan Bounded - East - Flat No. 103, 0 West - Margin space of Building, North - Margin space of Building, South - Flat No. 105.									
10.	TCHH027 100010017 Borkar 2978 & 00010017 601	Mr. Rahul Deshpande Mrs. Aika Rahul Borkar	Rs. 22,71,652/- (Rupees Twenty Two Lakh Seventy One Thousand Six Hundred Fifty Two Only) is due and payable by you under Agreement no. TCHH027500010172798 and an amount of Rs. 196557/- (Rupees One Lakh Sixty Five Thousand Five Hundred Fifty Seven Only) is due and payable by you under Agreement no. TCHH027500010173801 totalling to Rs. 23,90,209/- (Rupees Twenty Three Lakh Eighty Four Thousand Two Hundred Nine Only)	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Physical	Rs. 25,73,493/- (Rupees Twenty Five Lakh Seventy Three Thousand Four Hundred Ninety Three Only) is due and payable by you under Agreement no. TCHH027500010172798 and an amount of Rs. 1,28,031/- (Rupees One Lakh Twenty Eight Thousand Eight Hundred Thirty One Only) is due and payable by you under Agreement no. TCHH027500010173801 totalling to Rs. 27,02,524/- (Rupees Twenty Seven Lakh Two Thousand Two Hundred Ninety Six Only) as on 05-03-2025		
<b>Description of the Immovable Property:</b> All that piece and parcel of the All that R.C.C. Superstructure comprising of Flat No. F104, having Built up area adm. 52.673 Sq. Mtrs. (i.e. 568.97 Sq. Ft.) situated on the First Floor of the Building named and styled as "Tantrum 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 measuring 1465.46 Sq. Mtrs. (i.e. 15,989.4 Sq. Ft.) being the portion of entire land bearing Kh. No. 57, of Mouza Nain, bearing City Survey No. 418 Sheet No. 311/62, Corrigation House No. 2165/1, Ward No. 5/2 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. F105, North - Flat No. F104, South - Flat No. F103.									
<b>At the Auction, the public generally is invited to submit their bids 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.</b> <b>The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:</b> <b>NOTE:</b> The E-auction of the properties will take place through portal <a href="http://bankauctions.in">http://bankauctions.in</a> on 28-03-2025 between 2:00 PM to 3:00 PM with limited extension of 5 minutes each. <b>Terms and Condition:</b> 1. The particulars specified in the Schedule herein below have been stated to be 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 bid, the Immovable Property shall at once be put up for 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 again put up for auction subject to the discretion of the Authorised Officer. 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 of Rs. 10,000/- (Rupees Ten Thousand Only) to the Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid as per EMD provided NEFT/RTGS/GIMPS, kindly contact Authorised Officer. 6. In the event of a successful bidder, the Demand Draft will be returned to the unsuccessful bidder after auction. For payment of the bid amount, the bidder is not liable to make tender to do so. 7. For reasons recorded, it shall be the discretion of the Authorised Officer to accept or decline the highest bid when the price offered provided further that the bid amount is not less than the reserve price. 8. The person declared as a successful bidder shall, immediately after the sale, be liable to pay the balance of the bid amount to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of each day, or if the 15th day is a Sunday or other holiday then on the first office day after the 15th day. In the event of default of any payment within the period mentioned above, the property shall be put for fresh auction/sale by private tender. 9. The deposit including EMD shall stand forfeited by 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 enquiries known to the TATA CAPITAL HOUSING FINANCE LTD. to which the property is liable as per table above. 10. For any other details or for procedure online training on e-auction please refer to the conditions 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 please refer to the conditions on the property including statutory liabilities areas of property tax, electricity etc.									

