



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.166, 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 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 28-11-2023 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 the 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 28-11-2023. 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 27-11-2023 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 2nd Floor Shree Arcade House No.166, Plot No.130/19, Red Cross Road, Gandhi Square, Sadar, Nagpur - 440001.

The property will be sold "as is where condition is" as per brief particulars described herein below;

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	10172116	MR. AIMEENUDDIN ANWARULLAH KHAN MRS. RESHMAJAHAN AMINUDDIN KHAN	Rs. 38,87,720/- (Rupees Thirty Eight Lakh Eighty Seven Thousand Seven Hundred Twenty Only) 10-06-2021	Rs. 15,00,000/- (Rupees Fifteen Lakh Only) Earnest Money Deposit (EMD): - Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) Type of possession: - Physical	Rs. 72,08394/- (Rupees Seventy Two Lakh Eight Thousand Three Hundred Ninety Four Only) 31-10-2025

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, therein on Second Floor constructed Flat, having Built-up area of 63.91 Sq. Mtrs. Along with proportionate Share in land, at Moula Kasbe Akola, Pragane, Tah. And Dist. Akola. Bounded:- East:- Service Lane, West:- Property of Naim Khan Niya Khan, North:- Kathari Bazaar Road, South:- Property of Fatimbi Shakurka Trust.

2	9131728 & 9258951	MRS. PADMA DEEPAK CHAURASIYA MR. DEEPAK RAMESH CHOURASIA	Rs. 18,66,187/- (Rupees Eighteen Lakh Sixty Six Thousand One Hundred Eighty Seven Only) is due and payable by you under Agreement no. 9131728 and an amount of Rs. 45,96,181/- (Rupees Forty Five Lakh Ninety Six Thousand One Hundred Eighty One Only) is due and payable by you under Agreement no. 9258951 totalling to Rs. 64,62,368/- (Rupees Sixty Four Lakh Sixty Two Thousand Three Hundred Sixty Eight Only) 12-07-2019	Rs. 90,00,000/- (Rupees Ninety Lakh Only) Earnest Money Deposit (EMD): - Rs. 9,00,000/- (Rupees Nine Lakh Only) Type of possession: - Symbolic	Rs. 55,66306/- (Rupees Fifty Five Lakh Sixty Six Thousand Three Hundred Six Only) is due and payable by you under Agreement no. 9131728 and an amount of Rs. 13577110/- (Rupees One Crore Thirty Five Lakh Seventy Seven Thousand One Hundred Ten Only) is due and payable by you under Agreement no. 9258951 totalling to Rs. 1914316/- (Rupees One Crore Ninety One Lakh Forty Three Thousand Four Hundred Sixteen Only) 31-10-2025
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Description of the Immovable Property: All that piece and parcel of constructed Half portion facing from Western Side admeasuring about 173.09 Sq. Mtrs. with 154.09 Sq. Mtrs. of R.C.C. Construction 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. Fts. Situated at Mohan Nagar, City Survey No. 2259, Sheet No. 177/33 Mouza : Sitabuldi, Ward No. 65, Nagpur Tahsil and District : Nagpur. Bounded:- East:- House of Chourasia, West:- House of Perki, North:- Open land and beyond Nala. South:- Public Road

Disclosure:- 1) SA filed by the Borrower against TCHFL (SA/237/2022) is pending before DRT Nagpur, No stay order is passed against TCHFL in the said case

2) SA filed by the Third Party against TCHFL (SA/370/2022 & SA/237/2022) is pending before DRT Nagpur, No stay order is passed against TCHFL in the said case

The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

3	131615 & 9258973	MRS. MADHURI RAMESH CHOURASIA MR. CHANDRABHAN TIKARAM CHOURASIA	Rs. 30,66,544/- (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. 21,29,362/- (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. 51,96,026/- (Rupees Fifty One Lakh Fifty Six Thousand Twenty Six Only) 21-06-2021	Rs. 15,00,000/- (Rupees One Crore Twenty Five Lakh Only) Earnest Money Deposit (EMD): - Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only) Type of possession: - Symbolic	Rs. 25,00,000/- (Rupees Forty Six Lakh Twenty Five Thousand Eight Hundred Fifty Four Only) is due and payable by you under Agreement no. 9258973 and an amount of Rs. 55,85030/- (Rupees Sixty Five Lakh Eighty Five Thousand Thirty Only) is due and payable by you under Agreement no. 9131615 totalling to Rs. 1210884/- (Rupees One Crore Twelve Lakh Ten Thousand Eight Hundred Eighty Four Only) 31-10-2025
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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. Fts. 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:- Open land and beyond Nala, South:- Public Road

4	TCHHF02750001 00195451 & TCHIN027500010 0200214	MR. MAHESH KUMAR SHYAMLAL KAUSHIK MRS. PRINYAKA KAUSHIK	Rs. 41,92498/- (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. 14,700/- (Rupees One Lakh Forty Seven Thousand Eight Only) is due and payable by you under Agreement no. TCHIN0275000100200214 totalling to Rs. 43,9506/- (Rupees Forty Three Lakh Thirty Nine Thousand Five Hundred Six Only) 09-09-2023	Rs. 30,00,000/- (Rupees Thirty Lakh Only) Earnest Money Deposit (EMD): - Rs. 3,00,000/- (Rupees Three Lakh Only) Type of possession: - Physical	Rs. 55,50504/- (Rupees Fifty Five Lakh Fifty Thousand Five Hundred Four Only) is due and payable by you under Agreement no. TCHHF0275000100195451 and an amount of Rs. 40,4448/- (Rupees Two Lakh Four Thousand Four Hundred Forty Eight Only) is due and payable by you under Agreement no. TCHIN0275000100200214 totalling to Rs. 57,54952/- (Rupees Fifty Seven Lakh Fifty Four Thousand Nine Hundred Fifty Two Only) 31-10-2025
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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 dubbing 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 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.

5	9415348	MR. NITIN MADHUKAR SAMBHADE MR. MADHUKAR MAROTI SAMBHADE	Rs. 12,08,627/- (Rupees Twelve Lakh Eight Thousand Eight Hundred Twenty Seven Only) 27-10-2021	Rs. 7,99,000/- (Rupees Seven Lakh Ninety Nine Thousand Only) Earnest Money Deposit (EMD): - Rs. 79,900/- (Rupees Seven Nine Thousand Nine Hundred Only) Type of possession: - Physical	Rs. 20,99142/- (Rupees Twenty Lakh Ninety Nine Thousand One Hundred Forty Two Only) 31-10-2025
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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 admeasuring 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 82.28 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 "Tashak 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. And the said Apartment No. 404 Wing - B is Bounded as under: On the East : Apartment No. 401, On the West : Kh. No. 379, On the North : Apartment No. 403, No the South : C Wing Building.

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://auctionbazaar.com> on 28-11-2025 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 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 18-11-2025 between 11 AM to 5:00 PM, with prior appointment. 8. The person declared as a 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 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 areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidder may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Umapur Hyderabad, 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 <https://surf.ii/zeugax> 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:- 12-11-2025

Sd/- Authorized Officer
Tata Capital Housing Finance Ltd.