



# TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.  
Branch Add.: 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/ 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 26-06-2025 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 26-06-2025. 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 25-06-2025 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)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession	Outstanding Amount
1	10172116	Mr. Ameenuddin Anwaruddin Khan, Mrs. Reshmajahan Aminuddin Khan	Rs. 38,87,720/- (Rs Thirty Eight Lakh Eighty Seven Thousand Seven Hundred Twenty Only) 10-06-2021	Rs. 19,00,000/- (Rupees Nineteen Lakh Only)	Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only)	Physical	Rs. 68,21,592/- ( Rupees Sixty Eight Lakh Twenty One Thousand Five Hundred Ninety Two Only) 03-06-2025

**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 Mouje Kasbe Akola, Pragane, Tah. And Dist. Akola.  
Bounded :- East :- Service Lane, West :- Property of Naim Khan Niyaj Khan North :- Kothari Bazaar Road, South :- Property of Fatimbi Shakurkha Trust.

2	TCHHF027 500010019 5451 & TCHIN027 500010020 0214	Mr. Mahesh Kumar Shyamal 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 & an amount of Rs. 1,47,008/- (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. 36,00,000/- (Rupees Thirty Six Lakh Only)	Rs. 3,60,000/- (Rupees Three Lakh Sixty Thousand Only)	Physical	Rs. 52,85,218/- (Rupees Fifty Two Lakh Eighty Five Thousand Two Hundred Eighteen Only) is due and payable by you under Agreement no. TCHHF0275000100195451 and an amount of Rs. 1,88,797/- (Rupees One Lakh Eighty Eight Thousand Seven Hundred Ninety Seven Only) is due and payable by you under Agreement no. TCHIN0275000100200214 totalling to Rs. 54,74,015/- (Rs Fifty Four Lakh Seventy Four Thousand Fifteen Only) 03-06-2025
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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: pen to SKY, On South: Open to SKY. On East: Stairway + Apartment No. 101, On West: Open to SKY.

3	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. 1997698/- (Rupees Nineteen Lakh Ninety Seven Thousand Six Hundred Ninety Eight Only) 03-06-2025
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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 admeasurement 5304.08 Sq. Mtrs. Being a

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09-09-2023

Seventy Four Thousand  
Fifteen Only)  
03-06-2025

**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: pen to SKY, On South: Open to SKY. On East : Stairway + Apartment No. 101, On West : Open to SKY.

3	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. 1997698/- (Rupees Nineteen Lakh Ninety Seven Thousand Six Hundred Ninety Eight Only) 03-06-2025
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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 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. And the

**said Apartment No. 404 Wing A is 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.

4	10570795	Mr. Nitin Yashvant Shende, Mrs. Vaishali Prakash Dongre	Rs. 27,25,341/- (Rs Twenty Seven Lakh Twenty Five Thousand Three Hundred Forty One Only) 19-11-2021	Rs. 29,90,000/- (Rs Twenty Nine Lakh Ninety Thousand Only)	Rs. 2,99,000/- (Rupees Two Lakh Ninety Nine Thousand Only)	Physical	Rs. 4316579/- (Rupees Forty Three Lakh Sixteen Thousand Five Hundred Seventy Nine Only) 03-06-2025
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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 Khasra No. 76/2, Sheet No. 73, City Survey No. 4750, situated at Ward No. 14, Fulmatibai 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 laout 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.

5	TCHHF02 75000100 088140	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. 27,00,000/- (Rupees Twenty Seven Lakh Only)	Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)	Physical	Rs. 52,87,297/- (Rupees Fifty Two Lakh Eighty Seven Thousand Two Hundred Ninety Seven Only) 03-06-2025
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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 Bamleshwari Devi 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. 2/203, Ward No. 23, situated at Lakadganj, Bhandara Road, Nagpur **Bounded :-** East :- Plot No. 31, West :- Plot No. 28 and 29, North :- Road, South : Road



Sr. No.	Loan A/c. No	Name of Borrower(s)/ Co-borrower(s)/ Legal Heir(s)/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession	Outstanding Amount
6	TCHHF027 500010017 2978 & TCHIN027 500010017 3801	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 <b>Agreement no. TCHHF0275000100172978</b> and an amount of Rs. 1,06,557/- (Rupees One Lakh Six Thousand Five Hundred Fifty Seven Only) is due and payable by you under <b>Agreement no. TCHIN0275000100173801</b> 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. 27,77,957/- (Rs Twenty Seven Lakh Seventy Seven Thousand Nine Hundred Fifty Seven Only) is due and payable by you under <b>Agreement no. TCHHF0275000100172978</b> and an amount of Rs. 1,34,938/- (Rs One Lakh Thirty Four Thousand Nine Hundred Thirty Eight Only) is due and payable by you under <b>Agreement no. TCHIN0275000100173801</b> totalling to Rs. 29,12,895/- (Rupees Twenty Nine Lakh Twelve Thousand Eight Hundred Ninety Five Only)  03-06-2025

**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. Fts.) 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 parcel of Plot No. 1, total admeasuring 1485.46 Sq. Mtrs. (i.e. 15,989.4 Sq. Fts.) being the portion of entire land bearing Kh. No. 57, of Mouza Nari, 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

7	10140344 & 10206920 & TCHIN068 70001001 48170 & TCHIN068 70001000 87017	Mr. Vijay Devidas Bhosle  Mrs. Kiran Viajay Bhosale	Rs. 9,18,511/- (Rupees Nine Lakh Eighteen Thousand Five Hundred Eleven Only) is due and payable by you under <b>Agreement no. 10140344</b> and an amount of Rs. 3,59,631/- (Rupees Three Lakh Fifty Nine Thousand Six Hundred Thirty One Only) is due and payable by you under <b>Agreement no. TCHIN0687000100087017</b> and an amount of Rs. 1,62,802/- (Rupees One Lakh Sixty Two Thousand Eight Hundred Two Only) is due and payable by you under <b>Agreement no. 10206920</b> and an amount of Rs. 4,86,820/- (Rupees Four Lakh Eighty Six Thousand Eight Hundred Twenty Only) is due and payable by you under <b>Agreement no. TCHIN0687000100148170</b> totalling to Rs. 19,27,764/- (Rupees Nineteen Lakh Twenty Seven Thousand Seven Hundred Sixty Four Only)  16-10-2023	Rs. 13,00,000/- (Rupees Thirteen Lakh Only)	Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only)	Physical	Rs. 2,17,041/- (Rupees Two Lakh Seventeen Thousand Forty One Only) is due and payable by you under <b>Agreement no. 10206920</b> & an amount of Rs. 12,96,942/- (Rupees Twelve Lakh Ninety Six Thousand Nine Hundred Forty Two Only) is due and payable by you under <b>Agreement no. 10140344</b> & an amount of Rs. 4,67,269/- (Rupees Four Lakh Sixty Seven Thousand Two Hundred Sixty Nine Only) is due and payable by you under <b>Agreement no. TCHIN0687000100087017</b> and an amount of Rs. 6,11,858/- (Rupees Six Lakh Eleven Thousand Eight Hundred Fifty Eight Only) is due and payable by you under <b>Agreement no. TCHIN0687000100148170</b> totalling to Rs. 25,93,110/- (Rupees Twenty Five Lakh Ninety Three Thousand One Hundred Ten Only)  03-06-2025
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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 Nagari" 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...