

TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A", 4th Floor, Off Pokhran Road No. 2, Behind TCS, Thane(W) 400 607



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 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 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 Auction at 2.00 P.M. on the said 27-02-2025. 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 Thane (W) 400 607.

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 and Branch	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	O/s as on 30-01-2025
1	TCHIN068700 0100094621 & TCHHL068700 0100094015	Mr. KANCHAN CHANDRAKANT JHA Mrs. NIVINA CHANDRAKANT JHA	Rs. 1889091/- is due and payable by you under loan account No TCHHL0687000100094015 and an amount of Rs. 104616/- is due and payable by you under loan account No TCHIN0687000100094621 totalling to Rs. 1993707/- (Rupees Nineteen Lakh Ninety Three Thousand Seven Hundred Seven Only) 15-11-2023	Rs. 25,40,000/- (Rupees Twenty Five Lakh Forty Thousand Only)	Rs. 2,54,000 /- (Rupees Two Lakh Fifty Four Thousand Only)	Physical	Rs.2175764/- (Rupees Twenty One Lakh Seventy Five Thousand Seven Hundred Sixty Four Only) is due and payable by you under Agreement no. TCHHL0687000100094015 and an amount of Rs.126846/- (Rupees One Lakh Twenty Six Thousand Eight Hundred Forty Six Only) is due and payable by you under Agreement no. TCHIN0687000100094621 totalling to Rs.2302610/- (Rupees Twenty Three Lakh Two Thousand Six Hundred Ten Only)

Description of the Immovable Property: All that piece and parcel of the Flat No. 306, admeasuring about 34.33 Sq. Mtrs Carpet Area On the 3rd Floor, C-Wing, in Brooklyn Park, Phase-IV, of Brooklyn Park, Village Dingre, Taluka Vasai, Virar (West), Palghar District, Maharashtra-401303.

2	9848407	ROHIDAS RAJARAM GADEKAR SHEETAL ROHIDAS GADEKAR	Rs. 5,64,058/- (Rupees Five Lakh Sixty Four Thousand Fifty Eight Only) 24-12-2021	Rs. 4,90,000/- (Rupees Four Lakh Ninety Thousand Only)	Rs. 49,000 /- (Rupees Forty Nine Thousand Only)	Physical	Rs.1026917/- (Rupees Ten Lakh Twenty Six Thousand Nine Hundred Seventeen Only)
---	---------	--	--	--	---	----------	--

Description of the Immovable Property: ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEING FLAT NUMBERED AS FLAT PREMISES NO. 306, ADMEASURING ABOUT 248.98 SQ. FT. CARPET AREA ON THE 3RD FLOOR, BUILDING NO. 30, IN B WING, BUILDING NAMED AS DOST, IN SECTOR 2, OF THE PROJECT KNOWN AS KARM RESIDENCY CONSTRUCTED ON LAND BEARING SURVEY NO. S 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1 (P), 172/2/2 (P), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15 AND 179/5 LYING AND SITUATED AT VILLAGE DHASAI, TALUKA SHAHPUR, DISTRICT THANE, IN THE STATE OF MAHARASHTRA.

3	9839413	Mr. Nanhelal Rajbhar. Mr. Pawan Kumar Rajbhar	Rs. 11,42,319/- (Rupees Eleven Lakh Fourty Two Thousand Three Hundred Nineteen Only) 02-06-2021	Rs. 7,30,000/- (Rupees Seven Lakh Thirty Thousand Only)	Rs. 73,000/- (Rupees Seventy Three Thousand Only)	Physical	Rs.1835769/- (Rupees Eighteen Lakh Thirty Five Thousand Seven Hundred Sixty Nine Only)
---	---------	--	--	---	---	----------	--

Description of the Immovable Property: All that piece and parcel of the property Flat No.306, 3rd floor, B Wing, in the building Known as "Sal Rachana Apartment" Building No.3, built up area /carpet area admeasuring 411.9 Sq.ft, i.e. 38.20, Sq.mtrs., (which inclusive of the area of balconies), land bearing Gate No.153, area admeasuring about 2386.45 Sq.mtrs., lying being and situated at Village Padaghe, within the limits of Padaghe Grampanchayat, Taluk Padaghar, District Palghar 401404 Maharashtra.

4	TCHHL063600 0100074444 & TCHHF06360 00100074471 & TCHHF06360 00100074523	Mrs. Surekha Rajendra Chawan. (Co- Borrower and Legal Heir of Late Mr.Rajendra Vitthal Chavan). Mr. Bhavesh Rajendra Chawan, (Legal Heir of Late Mr.Rajendra Vitthal Chavan)	Rs. 367415/- (Rupees Three Lakh Sixty Seven Thousand Four Hundred Fifteen Only) is due and payable by you under Agreement no. TCHHF0636000100074523 and an amount of Rs. 243838/- (Rupees Two Lakh Forty Three Thousand Eight Hundred Thirty Eight Only) is due and payable by you under Agreement no. TCHHF0636000100074471 and an amount of Rs. 1667952/- (Rupees Sixteen Lakh Sixty Seven Thousand Nine Hundred Fifty Two Only) is due and payable by you under Agreement no. TCHHL0636000100074444 totalling to Rs. 2279205/- (Rupees Twenty Two Lakh Seventy Nine Thousand Two Hundred Five Only) 13-03-2023	Rs. 8,00,000/- (Rupees Eight Lakh Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)	Physical	Rs.331536/- (Rupees Three Lakh Thirty One Thousand Five Hundred Thirty Six Only) is due and payable by you under Agreement no. TCHHF0636000100074471 and an amount of Rs.2194691/- (Rupees Twenty One Lakh Ninety Four Thousand Six Hundred Ninety One Only) is due and payable by you under Agreement no. TCHHL0636000100074444 and an amount of Rs.593331/- (Rupees Five Lakh Ninety Three Thousand Three Hundred Thirty One Only) is due and payable by you under Agreement no. TCHHF0636000100074523 totalling to Rs.3119558/- (Rupees Thirty One Lakh Nineteen Thousand Five Hundred Fifty Eight Only)
---	--	--	--	---	--	----------	---

Description of the Immovable Property: All that piece and parcel of the One self contained Flat bearing No. 104, on the 1ST Floor, area admeasuring approximately about 411 Sq. fts. (Carpet) in the building named "Amar Deep - II" situated at on the landed properties of situated on Non Agricultural land bearing Survey No. 169, Hissa No. 67, area admeasuring about 522.50 Sq. Mtrs. of village Mamdapur, Taluka Karjat, Dist. Raigad, within the limits of Gram Panchayat Mamdapur, and Registration office Karjat, District Registration Raigad

5	10181063 & 10191627	MR. VAIBHAV VIJAY SALI. MS. HARSHADA VAIBHAV SALI	Rs. 1351887/- is due and payable by you under loan account No 10181063 and an amount of Rs. 64236/- is due and payable by you under loan account No 10191627 totalling to Rs.1416123/- (Rupees Fourteen Lakh Sixteen Thousand One Hundred Twenty Three Only) 10-04-2023	Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only)	Rs. 75,000 /- (Rupees Seventy Five Thousand Only)	Physical	Rs.1788987/- (Rupees Seventeen Lakh Eighty Eight Thousand Nine Hundred Eighty Seven Only) is due and payable by you under Agreement no. 10181063 and an amount of Rs.109354/- (Rupees One Lakh Nine Thousand Three Hundred Fifty Four Only) is due and payable by you under Agreement no. 10191627 totalling to Rs.1898341/- (Rupees Eighteen Lakh Ninety Eight Thousand Three Hundred Forty One Only)
---	------------------------	--	--	--	---	----------	--

Description of the Immovable Property: All that piece and parcel of the A residential premises number 407, on the Fourth Floor, of the Building No. 01, in the building known as "Panvelkar Estate Rockford" lying being and situated at Village Mankivali, Taluka Ambemath, Kulgaon, Badlapur (East), District Thane, Maharashtra- 421503.

6	10262512	Mr.Ajay Krishnakant Pimple	Rs. 11,11,040/- (Rupees Eleven Lakh Eleven Thousand Forty Only) 06-05-2021	Rs. 8,90,000/- (Rupees Eight Lakh Ninety Thousand Only)	Rs. 89,000 /- (Rupees Eighty Nine Thousand Only)	Physical	Rs.2108123/- (Rupees Twenty One Lakh Eight Thousand One Hundred Twenty Three Only)
---	----------	----------------------------	---	---	--	----------	--

Description of the Immovable Property: All That Piece & Parcel Of Immovable Property Bearing Flat Pmises No.101,Admeasuring About 452.24 Sq.Fts Carpet, On The 1st Floor, Building No.74, C Wing In The Building Name "Suraj" In Sector-3, Project Known As "Karma Residency", To Be Constructed On The Land Bearing Survey No.166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1(Part), 172/2/2 Part, 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 173/1/2, 178/15, And 179/5 Lying And Situated At Village: Dhasai, Taluka: Shahapur, Dist: Thane.

7	10433895 & 10435349	MR. AJAY BALKRISHNA UTEKAR MRS ASMITA AJAY UTEKAR	Rs. 2660342/- (Rupees Twenty Six Lakh Sixty Thousand Three Hundred Forty Two Only) is due and payable by you under Agreement no. 10433895 and an amount of Rs. 108697/- (Rupees One Lakh Eight Thousand Six Hundred Ninety Seven Only) is due and payable by you under Agreement no. 10435349, totalling to Rs. 2769039/- (Rupees Twenty Seven Lakh Sixty Nine Thousand Three Hundred Nine Only)	Rs. 16,00,000/- (Rupees Sixteen Lakh Only)	Rs. 1,60,000 /- (Rupees One Lakh Sixty Thousand Only)	Physical	Rs.3448464/- (Rupees Thirty Four Lakh Forty Eight Thousand Four Hundred Sixty Four Only) is due and payable by you under Agreement no. 10433895 and an amount of Rs.144651/- (Rupees One Lakh Forty Four Thousand Six Hundred Fifty One Only) is due and payable by you under Agreement no. 10435349 totalling to Rs.3593115/- (Rupees Thirty Five Lakh Ninety Three Thousand One Hundred Sixty One Only)
---	------------------------	--	--	--	---	----------	---

			SAL	amount of Rs. 64236/- is due and payable by you under loan account No 10191627 totalling to Rs.1416123/- (Rupees Fourteen Lakh Sixteen Thousand One Hundred Twenty Three Only)	Lakh Fifty Thousand Only)	Seventy Five Thousand Only)		Eighty Seven Only) is due and payable by you under Agreement no. 10181063 and an amount of Rs.109354/- (Rupees One Lakh Nine Thousand Three Hundred Fifty Four Only) is due and payable by you under Agreement no. 10191627 totalling to Rs.1898341/- (Rupees Eighteen Lakh Ninety Eight Thousand Three Hundred Forty One Only)
				10-04-2023				
Description of the Immovable Property: All that piece and parcel of the Aresidential premises number 407, on the Fourth Floor, of the Building No. 01, in the building known as "Parvelkar Estate Rockford" lying being and situated at Village Mankivali, Taluka Ambarnath, Kulgaon, Badlapur (East), District Thane, Maharashtra- 421503.								
6	10262512	Mr. Ajay Krishnakant Pimple		Rs. 11,11,040/- (Rupees Eleven Lakh Eleven Thousand Forty Only)	Rs. 8,90,000/- (Rupees Eight Lakh Ninety Thousand Only)	Rs. 89,000 /- (Rupees Eighty Nine Thousand Only)	Physical	Rs.2108123/- (Rupees Twenty One Lakh Eight Thousand One Hundred Twenty Three Only)
				06-05-2021				
Description of the Immovable Property: All That Piece & Parcel Of Immovable Property Bearing Flat Pmises No.101, Admeasuring About 452.24 Sq.Fts Carpet, On The 1 St Floor, Building No.74, C Wing In The Building Name "Suraj" In Sector-3, Project Known As "Karma Residency", To Be Constructed On The Land Bearing Survey No.166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1(Part), 172/2/2 Part, 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 173/1/2, 178/15, And 179/5 Lying And Situated At: Village: Dhasai, Taluka: Shahapur, Dist: Thane.								
7	10433895 & 10435349	MR. AJAY BALKRISHNA UTEKAR MRS ASMITA AJAY UTEKAR		Rs. 2660342/- (Rupees Twenty Six Lakh Sixty Thousand Three Hundred Forty Two Only) is due and payable by you under Agreement no. 10433895 and an amount of Rs. 108697/- (Rupees One Lakh Eight Thousand Six Hundred Ninety Seven Only) is due and payable by you under Agreement no. 10435349, totalling to Rs. 2769039/- (Rupees Twenty Seven Lakh Sixty Nine Thousand Thirty Nine Only)	Rs. 16,00,000/- (Rupees Sixteen Lakh Only)	Rs. 1,60,000 /- (Rupees One Lakh Sixty Thousand Only)	Physical	Rs.3448464/- (Rupees Thirty Four Lakh Forty Eight Thousand Four Hundred Sixty Four Only) is due and payable by you under Agreement no. 10433895 and an amount of Rs.144651/- (Rupees One Lakh Forty Four Thousand Six Hundred Fifty One Only) is due and payable by you under Agreement no. 10435349 totalling to Rs.3593115/- (Rupees Thirty Five Lakh Ninety Three Thousand One Hundred Fifteen Only)
				03-06-2023				
Description of the Immovable Property: All that piece and parcel of the Premises bearing Flat No.403, on Fourth Floor, A wing, in type A building known as "HARIKRUPA RESIDENCY" carpet area admeasuring 41.07 Sq. Mtrs., lying and being at Village Kharadi, Taluka Shahapur, Mouje- Khardi, District- Thane								
8	TCHHL029600 0100127945 & TCHIN029600 0100128941 & TCHIN068700 0100194834	MR. AMAN RAI MRS. DEJIKUMARI RAI		Rs. 138865/- is due and payable by you under loan account No TCHIN0296000100128941 and an amount of Rs. 2301160/- is due and payable by you under loan account No TCHHL0296000100127945 and an amount of Rs. 245919/- is due and payable by you under loan account No TCHIN0687000100194834 totalling to Rs. 2685944/- (Rupees Twenty Six Lakh Eighty Five Thousand Nine Hundred Forty Four Only)	Rs. 25,90,000/- (Rupees Twenty Five Lakh Ninety Thousand Only)	Rs. 2,59,000 /- (Rupees Two Lakh Fifty Nine Thousand Only)	Physical	Rs.2773727/- (Rupees Twenty Seven Lakh Seventy Three Thousand Seven Hundred Twenty Seven Only) is due and payable by you under Agreement no. TCHHL0296000100127945 and an amount of Rs.167582/- (Rupees One Lakh Sixty Seven Thousand Five Hundred Eighty Two Only) is due and payable by you under Agreement no. TCHIN0296000100128941 and an amount of Rs.298881/- (Rupees Two Lakh Ninety Eight Thousand Eight Hundred Eighty One Only) is due and payable by you under Agreement no. TCHIN0687000100194834 totalling to Rs.3240190/- (Rupees Thirty Two Lakh Forty Thousand One Hundred Ninety Only)
				13-11-2023				
Description of the Immovable Property: Flat Nos. 303 & 304, on the third floor, both flat admeasuring about 301.02 Sq. Ft. each totalling to 602.04 Sq. Feet, in the building known as Prabhu Apartment, situated at Sambhajinagar, Nr. Abhinav School, Opp. Asangaon Railway Station, Asangaon (West), Maharashtra- 421601.								
9	TCHHL063600 0100061065 & TCHIN063600 0100061192	MR. DEEPAK CHANDRAKANT KAMBLE, MRS. SULOCHANA DEEPAK KAMBLE		Rs. 1544142/- (Rupees Fifteen Lakh Forty Four Thousand One Hundred Forty Two Only) is due and payable by you under loan account No TCHHL0636000100061065 and an amount of Rs. 107210/- (Rupees One Lakh Seven Thousand Two Hundred Ten Only) is due and payable by you under loan account No TCHIN0636000100061192, totalling to Rs. 1651352/- (Rupees Sixteen Lakh Fifty One Thousand Three Hundred Fifty Two Only)	Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)	Rs. 1,25,000 /- (Rupees One Lakh Twenty Five Thousand Only)	Physical	Rs.1976783/- (Rupees Nineteen Lakh Seventy Six Thousand Seven Hundred Eighty Three Only) is due and payable by you under Agreement no. TCHHL0636000100061065 and an amount of Rs.126437/- (Rupees One Lakh Twenty Six Thousand Four Hundred Thirty Seven Only) is due and payable by you under Agreement no. TCHIN0636000100061192 totalling to Rs.2103220/- (Rupees Twenty One Lakh Three Thousand Two Hundred Twenty Only)
				04-07-2023				
Description of the Immovable Property: All that piece and parcel of Flat bearing No. 503 on the 5th Floor, in the wing H, of the Complex known as Shreeji Garden, which is to have total carpet area of 20.63 Sq. Mtrs (as per Maharashtra Act, 2016 along with Maharashtra Rules and Regulation 2017) situate on lying and being at Village Valivali, Taluka Ambarnath, District Thane, Maharashtra, within the local limits of Kulgaon Badlapur Municipal Council.								
10	TCHHL029600 0100074295 & TCHHF02960 00100074291	MR DEEPAK PANDURANG SALUNKE, MRS DANVANTI DEEPAK SALUNKE,		Rs. 1131997/- (Rupees Eleven Lakh Thirty One Thousand Nine Hundred Ninety Seven Only) is due under loan account No. TCHHL0296000100074295 and an amount of Rs. 899644/- (Rupees Eight Lakh Ninety Nine Thousand Six Hundred Forty Four Only) is due under loan account No. TCHHF0296000100074291 totalling to Rs. 2031641/- (Rupees Twenty Lakh Thirty One Thousand Six Hundred Forty One Only)	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 1,50,000 /- (Rupees One Lakh Fifty Thousand Only)	Physical	Rs.1683794/- (Rupees Sixteen Lakh Eighty Three Thousand Seven Hundred Ninety Four Only) is due and payable by you under Agreement no. TCHHL0296000100074295 and an amount of Rs.1250528/- (Rupees Twelve Lakh Fifty Thousand Five Hundred Twenty Eight Only) is due and payable by you under Agreement no. TCHHF0296000100074291 totalling to Rs.2934322/- (Rupees Twenty Nine Lakh Thirty Four Thousand Three Hundred Twenty Two Only)
				12-07-2022				
Description of the Immovable Property: All the parcel and piece of the Residential Flat Premises no 202, admeasuring about 660.7 sq ft carpet, on the 2nd floor, building no 10, A- Wing, in the building name Samrat, in Sector 1, project known as Karm Residency, to be constructed on the land bearing Survey No 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1, (Part), 172/2/2 (Part), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15, and 179/5, lying and situated at Village Dhasai, Taluka Shahpur, District Thane								
11	TCHHL068700 0100137941 & TCHIN068700 0100139567	Mrs. Lata Raju Gaikwad, (Co-Borrower & Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Ms. Pranali Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Ms. Pratiksha Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Mr. Vijay Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Mr. Amol Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD),		Rs 29,54,354/- (Rupees Twenty Nine Lakh Fifty Four Thousand Three Hundred and Fifty Four Only) is due and payable by you under loan account No TCHHL0687000100137941 and an amount of Rs. 2,50,712/- (Rupees Two Lakh Fifty Thousand Seven Hundred Twelve Only) is due and payable by you under loan account No TCHIN0687000100139567 totalling to Rs. 32,05,066/- (Rupees Thirty Two Lakh Five Thousand and Sixty Six Only)	Rs. 18,00,000/- (Rupees Eighteen Lakh Only)	Rs. 1,80,000 /- (Rupees One Lakh Eighty Thousand Only)	Physical	Rs.3720774/- (Rupees Thirty Seven Lakh Twenty Thousand Seven Hundred Seventy Four Only) is due and payable by you under Agreement no. TCHHL0687000100137941 and an amount of Rs.308133/- (Rupees Three Lakh Eight Thousand One Hundred Thirty Three Only) is due and payable by you under Agreement no. TCHIN0687000100139567 totalling to Rs.4028907/- (Rupees Forty Lakh Twenty Eight Thousand Nine Hundred Seven Only)
				05-05-2023				
Description of the Immovable Property: All that piece and parcel of the Flat No. 710, 7th Floor in the building known as "Jasmine Building" C-Wing, admeasuring about 35.30 Sq. Mtrs Carpet Area equivalent to 380 Sq. Ft Carpet Area, Talaja Bypass Road, Khoni Village, Dombivli East, Thane District, Maharashtra- 421204								
12	TCHHL063600 0100107605 & TCHIN063600 0100108834	MR. RAMESHCHAND HARISH VISHWAKARMA, MRS. REENA RAMESHCHAND VISHWAKARMA		Rs. 3068262/- (Rupees Thirty Lakh Sixty Eight Thousand Two Hundred Sixty Two Only) is due and payable by you under loan account No TCHHL0636000100107605	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000 /- (Rupees Two Lakh Fifty Thousand Only)	Physical	Rs.3683322/- (Rupees Thirty Six Lakh Eighty Three Thousand Three Hundred Twenty Two Only) is due and payable by you under Agreement no. TCHHL0636000100107605 and an

9	TCHHL063600 0100061065 & TCHIN063600 0100061192	MR. DEEPAK CHANDRAKANT KAMBLE, MRS. SULOCHANA DEEPAK KAMBLE	Rs. 1544142/- (Rupees Fifteen Lakh Forty Four Thousand One Hundred Forty Two Only) is due and payable by you under loan account No TCHHL0636000100061065 and an amount of Rs. 107210/- (Rupees One Lakh Seven Thousand Two Hundred Ten Only) is due and payable by you under loan account No TCHIN0636000100061192, totaling to Rs. 1651352/- (Rupees Sixteen Lakh Fifty One Thousand Three Hundred Fifty Two Only)	Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)	Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only)	Physical	Rs.1976783/- (Rupees Nineteen Lakh Seventy Six Thousand Seven Hundred Eighty Three Only) is due and payable by you under Agreement no. TCHHL0636000100061065 and an amount of Rs.126437/- (Rupees One Lakh Twenty Six Thousand Four Hundred Thirty Seven Only) is due and payable by you under Agreement no. TCHIN0636000100061192 totalling to Rs.2103220/- (Rupees Twenty One Lakh Three Thousand Two Hundred Twenty Only)
04-07-2023							

Description of the Immovable Property: All that piece and parcel of Flat bearing No. 503 on the 5th Floor, in the wing H, of the Complex known as Shreeji Garden, which is to have total carpet area of 20.63 Sq. Mtrs (as per Maha Rera Act, 2016 along with Maharashtra Rules and Regulation 2017) situate on lying and being at Village Valivali, Taluka Ambernath, District Thane, Maharashtra, within the local limits of Kulgaon Badlapur Municipal Council.

10	TCHHL029600 0100074295 & TCHHF029600 00100074291	MR DEEPAK PANURANG SALUNKE, MRS DANVANTI DEEPAK SALUNKE,	Rs. 1131997/- (Rupees Eleven Lakh Thirty One Thousand Nine Hundred Ninety Seven Only) is due under loan account No. TCHHL0296000100074295 and an amount of Rs. 899644/- (Rupees Eight Lakh Ninety Nine Thousand Six Hundred Forty Four Only) is due under loan account No. TCHHF0296000100074291 totaling to Rs. 2031641/- (Rupees Twenty Lakh Thirty One Thousand Six Hundred Forty One Only)	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	Physical	Rs.1683794/- (Rupees Sixteen Lakh Eighty Three Thousand Seven Hundred Ninety Four Only) is due and payable by you under Agreement no. TCHHL0296000100074295 and an amount of Rs.1250528/- (Rupees Twelve Lakh Fifty Thousand Five Hundred Twenty Eight Only) is due and payable by you under Agreement no. TCHHF0296000100074291 totalling to Rs.2934322/- (Rupees Twenty Nine Lakh Thirty Four Thousand Three Hundred Twenty Two Only)
12-07-2022							

Description of the Immovable Property: All the parcel and piece of the Residential Flat Premises no 202, admeasuring about 660.7 sq ft carpet, on the 2nd floor, building no 10, A- Wing, in the building name Samrat, in Sector 1, project known as Karm Residency, to be constructed on the land bearing Survey No 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1, (Part), 172/2/2 (Part), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/1/5, and 179/1/5, lying and situated at Village Dhasai, Taluka Shahpur, District Thane

11	TCHHL068700 0100137941 & TCHIN068700 0100139567	Mrs. Lata Raju Gaikwad, (Co-Borrower & Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Ms. Pranali Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Ms. Pratiksha Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Mr. Vijay Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD), Mr. Amol Raju Gaikwad, (Legal Heir of Late. RAJU BHIMRAO GAIKWAD),	Rs. 29,54,354/- (Rupees Twenty Nine Lakh Fifty Four Thousand Three Hundred and Forty Four Only) is due and payable by you under loan account No TCHHL0687000100137941 and an amount of Rs. 2,50,712/- (Rupees Two Lakh Fifty Thousand Seven Hundred Twelve Only) is due and payable by you under loan account No TCHIN0687000100139567 totaling to Rs. 32,05,066/- (Rupees Thirty Two Lakh Five Thousand and Sixty Six Only)	Rs. 18,00,000/- (Rupees Eighteen Lakh Only)	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)	Physical	Rs.3720774/- (Rupees Thirty Seven Lakh Twenty Thousand Seven Hundred Seventy Four Only) is due and payable by you under Agreement no. TCHHL0687000100137941 and an amount of Rs.308133/- (Rupees Three Lakh Eight Thousand One Hundred Thirty Three Only) is due and payable by you under Agreement no. TCHIN0687000100139567 totaling to Rs.4028907/- (Rupees Forty Lakh Twenty Eight Thousand Nine Hundred Seven Only)
05-05-2023							

Description of the Immovable Property: All that piece and parcel of the Flat No. 710, 7th Floor in the building known as "Jasmine Building" C-Wing, admeasuring about 35.30 Sq. Mtrs Carpet Area equivalent to 380 Sq. Ft Carpet Area, Talaja Bypass Road, Khoni Village, Dombivali East, Thane District, Maharashtra-421204

12	TCHHL063600 0100107605 & TCHIN063600 0100108834	MR. RAMESHCHAND HARISH VISHWAKARMA, MRS. REENA RAMESHCHAND VISHWAKARMA	Rs. 3068262/- (Rupees Thirty Lakh Sixty Eight Thousand Two Hundred Sixty Two Only) is due and payable by you under loan account No TCHHL0636000100107605 and an amount of Rs. 226250/- (Rupees Two Lakh Twenty Six Thousand Two Hundred Fifty Only) is due and payable by you under loan account No TCHIN0636000100108834 totaling to Rs. 3294512/- (Rupees Thirty Two Lakh Ninety Four Thousand Five Hundred Twelve Only)	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Physical	Rs.3683322/- (Rupees Thirty Six Lakh Eighty Three Thousand Three Hundred Twenty Two Only) is due and payable by you under Agreement no. TCHHL0636000100107605 and an amount of Rs.264076/- (Rupees Two Lakh Sixty Four Thousand Seventy Six Only) is due and payable by you under Agreement no. TCHIN0636000100108834 totaling to Rs.3947398/- (Rupees Thirty Nine Lakh Forty Seven Thousand Three Hundred Ninety Eight Only)
11-08-2023							

Description of the Immovable Property: Apartment being Flat/Unit No. 603, having carpet area of 34.63 Sq. Mtrs., on the 6th Floor, B-Wing, in the Building known as 'Jai Gurji Tower', Village Gauripada, Taluka Kalyan, District Thane, Within the Local Limits of Kalyan Dombivali Municipal Corporation and Sub Registrar of Kalyan



NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

cribed 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 **27-02-2025** on "As is where is" basis 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-TCHFL on or before **25-02-2025** till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS,

13	10206330 & TCHHF06870 00100089422	MR. SAKTHIVEL ELUMALAI MRS. GAYATHRI SAKTHIVEL	Rs. 1910626/- is due and payable by you under loan account No 10206330 and an amount of Rs. 265359/- is due and payable by you under loan account No TCHHF0687000100089422 totalling to Rs. 2175985/- (Rupees Twenty One Lakh Seventy Five Thousand Nine Hundred Eighty Five Only) 15-11-2023	Rs. 13,00,000/- (Rupees Thirteen Lakh Only)	Rs. 1,30,000 /- (Rupees One Lakh Thirty Thousand Only)	Physical	Rs.2265298/- (Rupees Twenty Two Lakh Sixty Five Thousand Two Hundred Ninety Eight Only) is due and payable by you under Agreement no. 10206330 and an amount of Rs.400355/- (Rupees Four Lakh Three Hundred Fifty Five Only) is due and payable by you under Agreement no. TCHHF0687000100089422 totalling to Rs.2665653/- (Rupees Twenty Six Lakh Sixty Five Thousand Six Hundred Fifty Three Only)
----	-----------------------------------	--	---	---	--	----------	--

Description of the Immovable Property: Flat No. 003, on the Ground Floor, F-Wing, admeasuring 366.25 Sq. Ft. carpet plus open terrace in the building known as Vienna, in the project known as Panvelkar Estate, lying being and situated at Village Mankivali, Taluka Ambermath, District Thane, bearing Gut No.44, Hissa No. 1 within the limits of Kulgaon Badlapur Municipal Council.

14	TCHHL028900 0100005673 & TCHHF02890 00100007051 & TCHIN028900 0100007294	Mr. Sharad Jagan Nikam Mr. Jagan Girdhar Nikam M/s. Chandra Enterprises	Rs. 40,69,258 /- (Rupees Forty Lakhs Sixty Nine Thousand Two Hundred and Fifty Eight Only) is due and payable by you under loan account No TCHHL0289000100005673, an amount of Rs. 7,84,763 /- (Rupees Seven Lakhs Eighty Four Thousand Seven Hundred Sixty Three Only) is due and payable by you under the loan account number TCHHF0289000100007051 and an amount of Rs. 1,87,428 /- (Rupees One Lakhs Eighty Seven Thousand Four Hundred and Twenty Eight Only) is due and payable by you under the loan account number TCHIN0289000100007294 i.e totalling to an amount of Rs. 50,41,449 /- (Rupees Fifty Lakhs Forty One Thousand Four Hundred and Forty Nige Only) 06-05-2023	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000 /- (Rupees Two Lakh Fifty Thousand Only)	Physical	Rs.5041264/- (Rupees Fifty Lakh Forty One Thousand Two Hundred Sixty Four Only) is due and payable by you under Agreement no. TCHHL0289000100005673 and an amount of Rs.972801/- (Rupees Nine Lakh Seventy Two Thousand Eight Hundred One Only) is due and payable by you under Agreement no. TCHHF0289000100007051 and an amount of Rs.233341/- (Rupees Two Lakh Thirty Three Thousand Three Hundred Forty One Only) is due and payable by you under Agreement no. TCHIN0289000100007294 totalling to Rs.6247406/- (Rupees Sixty Two Lakh Forty Seven Thousand Four Hundred Six Only)
----	--	---	---	--	---	----------	---

Description of the Immovable Property: All that piece and parcel of the Flat No. A/302, in A-Wing, On the Third Floor, admeasuring 683 Sq. Ft Built Up area (63.47 Sq. Mtrs), in the building known as "Mayflower" Co-Op. Housing Society Ltd., situated at Mohachivadi, Nandivali, Dombivli East, Taluka Kalyan, District Thane

15	9972954 & 10341608	Mr. SUDHER NATHURAM MORE. Mrs. REKHA NATHURAM MORE	Rs. 636420/- (Rupees Six Lakh Thirty Six Thousand Four Hundred Twenty Only) is due and payable by you under Agreement No. 9972954 and an amount of Rs. 219065/- (Rupees Two Lakh Nineteen Thousand Sixty Five Only) is due and payable by you under Agreement no.10341608 totalling to Rs. 855485/- (Rupees Eight Lakh Fifty Five Thousand Four Hundred Eighty Five Only) 02-06-2021	Rs. 5,00,000/- (Rupees Five Lakh Only)	Rs. 50,000 /- (Rupees Fifty Thousand Only)	Physical	Rs.961218/- (Rupees Nine Lakh Sixty One Thousand Two Hundred Eighteen Only) is due and payable by you under Agreement no. 9972954 and an amount of Rs.469285/- (Rupees Four Lakh Sixty Nine Thousand Two Hundred Eighty Five Only) is due and payable by you under Agreement no. 10341608 totalling to Rs.1430503/- (Rupees Fourteen Lakh Thirty Thousand Five Hundred Three Only)
----	--------------------	---	--	--	--	----------	---

Description of the Immovable Property: All that piece and parcel of the Firstly

All the piece and parcel of the property Land situate, lying and being at Village Pashane, Taluka Karjat, District Raigad bearing Survey No.151, Hissa No.7, (Old Survey No.218/7) admeasuring OH-96 R-OP and bounded as follows.

On or Towards the North By: Sy.No.218/4P, On or Towards the South By: Sy.No.218/13 and 218/14, On or Towards the East By : Sy.No.218/8, On or Towards the West By: Sy.No.218/6 Secondly

All the piece and parcel of the property Land situate, lying and being at Village Pashane, Taluka Karjat, District Raigad bearing Survey No.151, Hissa No.14 (Old SY.No.218/14) Admeasuring OH-62 R-OP and bounded as follows.

On or Towards the North By: Sy.No.218/7, On or Towards the South By: Sy.No.218/17, On or Towards the East By : Sy.No.218/15B, On or Towards the West By: Sy.No.218/13

The Second Schedule of the Property

An area admeasuring 20.35 Sq.Mtrs Coming the part of the said entire Property situate, Lying and being at Village Pashane, Taluka Karjat, District Raigad and which is more particularly described in the First Schedule here in above.

The Third Schedule of the Property

Flat No. 004 on the Ground Floor, in Wing 'K' in phase Excellency Admeasuring 219 Sq.ft.(Carpet Area) having equivalent carpet of 20.35 Sq.mtrs in the project Know as "Dhruv Residency" to be Constructed on the said property described in the Second Schedule mentioned hereinabove.

16	TCHHF06830 00100221165 & TCHIN068300 0100227830	Mrs. SWAPNIL SAHADEO NEWALKAR Mrs. VRUSHALI SAHADEO NEWALKAR	Rs. 34,28,122/- (Rupees Thirty Four Lakh Twenty Eight Thousand One Hundred and Twenty Two Only) is due and payable by you under Agreement no. TCHHF0683000100221165 and an amount of Rs. 2,49,286/- (Rupees Two Lakh Forty Nine Thousand Two Hundred and Eighty Six Only) is due and payable by you under Agreement no. TCHIN0683000100227830 and Totalling to Rs. 36,77,408/- (Rupees Thirty Six Lakh Seventy Seven Thousand Four Hundred and Eight Only) 07-06-2024	Rs. 40,10,000/- (Rupees Forty Lakh Ten Thousand Only)	Rs. 4,01,000 /- (Rupees Four Lakh One Thousand Only)	Physical	Rs.3740338/- (Rupees Thirty Seven Lakh Forty Thousand Three Hundred Thirty Eight Only) is due and payable by you under Agreement no. TCHHF0683000100221165 and an amount of Rs.274983/- (Rupees Two Lakh Seventy Four Thousand Nine Hundred Eighty Three Only) is due and payable by you under Agreement no. TCHIN0683000100227830 totalling to Rs.4015321/- (Rupees Forty Lakh Fifteen Thousand Three Hundred Twenty One Only)
----	---	---	---	---	--	----------	---

Description of the Immovable Property: All that piece and parcel of the Flat No. A/001 of built Up Area admeasuring 495 Sq. Ft. and Flat No. A/002 of Built Up Area admeasuring 370 Sq. Ft., in aggregate admeasuring 865 Sq. Ft., (Built Up Area) (Which is inclusive of the area of the balconies) i.e. 80.39Sq. mtrs on the ground floor, in the building known as "Om Veena Co-Op. Hsg. Soc. Ltd.", in the society known as Om Veen CHS Ltd., constructed on NA Land bearing new Survey No. 15, Hissa No. 5, admeasuring 931.84 Sq. Mtrs., respectively, lying, being and situated at Village Samel, Taluka Vasai and District Palghar, and within the area of Sub-registrar of Vasai.

17	9398885	Mr. Anil Vilas Yadav, Mrs. Savita Anil Yadav,	Rs. 11,83,887/- (Rupees Eleven Lakhs Eighty Three Thousand Eight Hundred Eighty Seven Only)	Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)	Rs. 1,25,000 /- (Rupees One Lakh Twenty Five Thousand Only)	Physical	Rs.1746005/- (Rupees Seventeen Lakh Forty Six Thousand Five Only)
----	---------	--	---	--	---	----------	--

Flat No. 004 on the Ground Floor, in Wing "C" in phase of the project known as "Dhruv Residency" to be Constructed on the said property described in the Second Schedule mentioned hereinabove.

16	TCHHF068300100221165 & TCHIN0683000100227830	Mrs. SWAPNIL SAHADEO NEWALKAR Mrs. VRUSHALI SAHADEO NEWALKAR	Rs. 34,28,122/- (Rupees Thirty Four Lakh Twenty Eight Thousand One Hundred and Twenty Two Only) is due and payable by you under Agreement no. TCHHF0683000100221165 and an amount of Rs. 2,49,286/- (Rupees Two Lakh Forty Nine Thousand Two Hundred and Eighty Six Only) is due and payable by you under Agreement no. TCHIN0683000100227830 and Totalling to Rs. 36,77,408/- (Rupees Thirty Six Lakh Seventy Seven Thousand Four Hundred and Eight Only) 07-06-2024	Rs. 40,10,000/- (Rupees Forty Lakh Ten Thousand Only)	Rs. 4,01,000 /- (Rupees Four Lakh One Thousand Only)	Physical	Rs.3740338/- (Rupees Thirty Seven Lakh Forty Thousand Three Hundred Thirty Eight Only) is due and payable by you under Agreement no. TCHHF0683000100221165 and an amount of Rs.274983/- (Rupees Two Lakh Seventy Four Thousand Nine Hundred Eighty Three Only) is due and payable by you under Agreement no. TCHIN0683000100227830 totalling to Rs.4015321/- (Rupees Forty Lakh Fifteen Thousand Three Hundred Twenty One Only)
----	--	---	--	---	--	----------	--

Description of the Immovable Property: All that piece and parcel of the Flat No. A/001 of built Up Area admeasuring 495 Sq. Ft. and Flat No. A/002 of Built Up Area admeasuring 370 Sq. Ft., in aggregate admeasuring 865 Sq. Ft., (Built Up Area) (Which is inclusive of the area of the balconies) i.e. 80.39Sq. mtrs on the ground floor, in the building known as "Om Veena Co-Op. Hsg. Soc. Ltd", in the society known as Om Veen CHS Ltd., constructed on NA Land bearing new Survey No. 15, Hissa No. 5, admeasuring 931.84 Sq. Mtrs., respectively, lying, being and situated at Village Samel, Taluka Vasai and District Palghar, and within the area of Sub-registrar of Vasai.

17	9398885	Mr. Anil Vilas Yadav, Mrs. Savita Anil Yadav,	Rs. 11,83,887/- (Rupees Eleven Lakhs Eighty Three Thousand Eight Hundred Eighty Seven Only) 18-04-2022	Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)	Rs. 1,25,000 /- (Rupees One Lakh Twenty Five Thousand Only)	Physical	Rs.1746005/- (Rupees Seventeen Lakh Forty Six Thousand Five Only)
----	---------	--	---	--	---	----------	--

Description of the Immovable Property: All that piece and parcel of land bearing S.No. 125, H No. 6, "Motiram Imperia" Building, Flat No. C/006, Ground Floor, Admeasuring 530 Sq. Ft (49.25 Sq. Mtr) of Village Nijle, Taluka Kalyan, District Thane, Within the Limits of Kalyan Dombivali Municipal Corporation, and Gram Panchayat Nijle, Dombivali Division and within the registration District, Thane and Sub-Registration District, Kalyan, Maharashtra

18	9158537	AVINASH PRABHAKAR MORE, MRS SARIKA AVINASH MORE	Rs. 4,28,585/- (Rupees Four Lakhs Twenty Eight Thousand Five Hundred Eighty Five Only) 28-09-2023	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only)	Rs. 99,000 /- (Rupees Ninety Thousand Only)	Physical	Rs.654772/- (Rupees Six Lakh Fifty Four Thousand Seven Hundred Seventy Two Only)
----	---------	--	--	--	---	----------	---

Description of the Immovable Property: All that piece and parcel of the Flat No. 201, on the second floor, in Wing "A", in the building known as Meera Apartment admeasuring built up area of 455 Sq. Ft. Survey No. 219, Bhopar, Dombivali East, Thane-421201

19	9937602	MR. DEVENDRA SHASHIKANT PATIL MRS. PRITI DEVENDRA PATIL	Rs. 8,78,569/- (Rupees Eight Lakh Seventy Eight Thousand Sixty Nine Only) 15-05-2024	Rs. 24,25,000/- (Rupees Twenty Four Lakh Twenty Five Thousand Only)	Rs. 2,42,500 /- (Rupees Two Lakh Forty Two Thousand Five Hundred Only)	Physical	Rs.970953/- (Rupees Nine Lakh Seventy Thousand Nine Hundred Fifty Three Only)
----	---------	--	---	---	--	----------	--

Description of the Immovable Property: All that piece and parcel of the Schedule - A
All those piece and parcel of land bearing Survey No. 226, Hissa No. 3(Part), admeasuring 915.12 Square Meters assessed at Rs. 76.00 Paise, lying being and situated at village Naringli, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).
Schedule - B
Shop No. 12, on the Ground Floor, admeasuring 392 Square Feet (Super Built up area) i.e. 36.43 Sq. Meters area, in the building known as "Sumangal Apartment" constructed on land bearing Survey No. 226, Hissa No. 3 (Part), admeasuring 915.12 Square Meters, lying, being and situated at Village Naringli, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

20	9326999	MR. KANUCHARAN BANSIDHAR PANDA. MRS. SHANTILATA BANSHIDHAR PANDA	Rs. 11,00,435/- (Rupees Eleven Lakh Four Hundred Thirty Five Only) 27-01-2022	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)	Rs. 55,000 /- (Rupees Fifty Five Thousand Only)	Physical	Rs.1816859/- (Rupees Eighteen Lakh Sixteen Thousand Eight Hundred Fifty Nine Only)
----	---------	--	--	---	---	----------	---

Description of the Immovable Property:
Schedule - A
All that piece or parcel of property situated within the Registration Sub-Registrar Shahapur, Taluka - Shahapur, District - Thane, State Maharashtra and within the limits of Group Gram Panchayat - Kambare bearing Survey / Hissa No. 307 admeasuring about 2-00-0 (H.R.P.) i.e. 5 acres (20,000.00 Sq. Mts.) and bounded as follows :
On or towards the East : Survey No. 453, Survey No. 308, On or towards the West : Survey No. 305, Survey No. 306, On or towards the South : Road, On or towards the North : Survey No. 303.
Schedule - B
All that Flat No. 401 admeasuring about 315 Sq. Ft. (carpet area) on the 4TH Floor and the stilt/covered/open parking space(s) nos. Nil in the compound of the Tower / Building No. 15 of the Complex / Project to be known as "Yellow Tree" under construction on the said plot described in the first schedule.

21	9282292	MR. NANA LAXMAN DHAWSHE. MRS. VARSHA NANA DHAWSHE	Rs. 5,07,824/- (Rupees Five Lakh Seven Thousand Eight Hundred Twenty Four Only) 11-12-2021	Rs. 7,00,000/- (Rupees Seven Lakh Only)	Rs. 70,000 /- (Rupees Seventy Thousand Only)	Physical	Rs.844292/- (Rupees Eight Lakh Forty Four Thousand Two Hundred Ninety Two Only)
----	---------	---	---	---	--	----------	--

Description of the Immovable Property: All that piece and parcel of the FLAT NO.10, ADMEASURING BUILT UP AREA 430 SQ.FT., ON 2ND FLOOR, RAMESH ARCADE II, CONSTRUCTED ON LAND BEARING NO. SR. NO. 83, HISSA NO.3A, SUITATED AT VILLAGE SONARPADA, SHANKARA NAGAR, SONARPADA, KALYAN, SHILL ROAD, DOMBIVALI EAST, THANE

22	10138299	POOJA ASHOK GUPTA, MRS MEENA ASHOK GUPTA	Rs. 4,05,682/- (Rupees Four Lakh Five Thousand Six Hundred Eighty Two Only) 12-07-2022	Rs. 3,95,000/- (Rupees Three Lakh Ninety Five Thousand Only)	Rs. 39,500 /- (Rupees Thirty Nine Thousand Five Hundred Only)	Physical	Rs.746272/- (Rupees Seven Lakh Forty Six Thousand Two Hundred Seventy Two Only)
----	----------	---	---	--	---	----------	--

Description of the Immovable Property: All that piece and parcel of the Residential Flat bearing Flat No. 621, on the 6th Floor, in the building known as "Xrbia Vangani", Building No. D-2, admeasuring 13.38 Sq. Mtrs (Equivalent to 144 Sq. Ft) carpet arealying and being situated at Village Khadyachapada, Taluka Karjat, District Raigad, Maharashtra- 410201

23	9728611	MRS. RIYA JUDDIN SHEIKH. MR. MOBIN ALUDDIN SHEIKH	Rs. 13,58,416/- (Rupees Thirteen Lakh Fifty Eight Thousand Four Hundred Sixteen Only) 18-06-2019	Rs. 7,90,000/- (Rupees Seven Lakh Ninety Thousand Only)	Rs. 79,000 /- (Rupees Seventy Nine Thousand Only)	Physical	Rs.3013056/- (Rupees Thirty Lakh Thirteen Thousand Fifty Six Only)
----	---------	--	---	---	---	----------	---

Description of the Immovable Property: Schedule - A All that piece and parcel of land ground situated project known as "Xrbia Waral" within the Registration, Sub-District, Taluka Karjat, Dist. Raigad and within the limits of the Sub registrar Karjat bearing below mentioned Survey Number of sanction layout, Mouje Waral Tarfe Waredi, respectively admeasuring an area 09 H 3.50 R and as per the building Plan.
Schedule - B The Residential Flat admeasuring 30.94 Sq. Mtrs. (equivalent to 333 Sq. Ft.) carpet area bearing No. 307 situate on the Third in 'K1' Building of the said complex to be known as "Xrbia Waral".

24	10254249	MR. RUPESH MAHESH RAWAL MRS. GULSHAN SHAIKH	Rs. 7,95,713/- (Rupees Seven Lakh Ninety Five Thousand Seven Hundred Thirteen Only) 06-12-2019	Rs. 5,85,000/- (Rupees Five Lakh Eighty Five Thousand Only)	Rs. 58,500 /- (Rupees Fifty Eight Thousand Five Hundred Only)	Physical	Rs.1697465/- (Rupees Sixteen Lakh Ninety Seven Thousand Four Hundred Sixty Five Only)
----	----------	--	---	---	---	----------	--

Description of the Immovable Property: All that Flat premises bearing No. 106/A, on the First Floor, Building No. 3, A Wing, admeasuring 31.33 Sq. Mtrs. + Terrace 11.98 Sq. Mtrs. Carpet area in the building known "Sai Rachana Apartment" Building No 3, in the project known as "Shaligram Township" constructed on N.A. land bearing Gut No. 153, lying, being and situated at village Padaghe, within the area of Padaghe Gram Panchayat, Panchayat Samiti Palghar, Zilla Parishad Palghar, Taluka and Registration Sub-District Palghar, District and Registration District Palghar.

25	10316105	MRS. VARSHA SURESH PRADHAN MR. MOHESH	Rs. 17,05,742/- (Rupees Seventeen Lakh Five Thousand Seven Hundred Forty Two Only)	Rs. 8,55,000/- (Rupees Eight Lakh Fifty Five Thousand Only)	Rs. 85,500 /- (Rupees Eighty Five Thousand Only)	Physical	Rs.3245750/- (Rupees Thirty Two Lakh Forty Five Thousand Seven Hundred Fifty Only)
----	----------	--	--	---	--	----------	---

Description of the Immovable Property:**Schedule - A**

All that piece or parcel of property situated within the Registration Sub-Registrar Shahapur, Taluka - Shahapur, District - Thane, State Maharashtra and within the limits of Group Gram Panchayat - Kambare bearing Survey / Hissa No. 307 admeasuring about 2-00-0 (H.R.P.) i.e. 5 acres (20,000.00 Sq. Mts.) and bounded as follows:

On or towards the East : Survey No. 453, Survey No. 308, On or towards the West : Survey No. 305, Survey No. 306, On or towards the South : Road, On or towards the North : Survey No. 303.

Schedule - B

All that Flat No. 401 admeasuring about 315 Sq. Ft. (carpet area) on the 4TH Floor and the stilt/covered/open parking space(s) nos. Nil in the compound of the Tower / Building No. 15 of the Complex / Project to be known as "Yellow Tree" under construction on the said plot described in the first schedule.

21	9282292	MR. NANA LAXMAN DHAWSHE. MRS. VARSHA NANA DHAWSHE	Rs. 5,07,824/- (Rupees Five Lakh Seven Thousand Eight Hundred Twenty Four Only) 11-12-2021	Rs. 7,00,000/- (Rupees Seven Lakh Only)	Rs. 70,000 /- (Rupees Seventy Thousand Only)	Physical	Rs.844292/- (Rupees Eight Lakh Forty Four Thousand Two Hundred Ninety Two Only)
----	---------	---	--	---	---	----------	--

Description of the Immovable Property: All that piece and parcel of the FLAT NO.10, ADMEASURING BUILT UP AREA 430 SQ.FT., ON 2ND FLOOR, RAMESH ARCADE II, CONSTRUCTED ON LAND BEARING NO. SR. NO. 83, HISSA NO.3A, SITUATED AT VILLAGE SONARPADA, SHANKARA NAGAR, SONARPADA, KALYAN, SHILL ROAD, DOMBIVLI EAST, THANE

22	10138299	POOJA ASHOK GUPTA, MRS MEENA ASHOK GUPTA	Rs. 4,05,682/- (Rupees Four Lakh Five Thousand Six Hundred Eighty Two Only) 12-07-2022	Rs. 3,95,000/- (Rupees Three Lakh Ninety Five Thousand Only)	Rs. 39,500 /- (Rupees Thirty Nine Thousand Five Hundred Only)	Physical	Rs.746272/- (Rupees Seven Lakh Forty Six Thousand Two Hundred Seventy Two Only)
----	----------	--	---	---	---	----------	--

Description of the Immovable Property: All that piece and parcel of the Residential Flat bearing Flat No. 621, on the 6th Floor, in the building known as "Xrbia Vangani", Building No. D-2, admeasuring 13.38 Sq. Mtrs (Equivalent to 144 Sq. Ft) carpet arealying and being situated at Village Khadyachapada, Taluka Karjat, District Raigad, Maharashtra-410201

23	9728611	MRS. RIYA JUDDIN SHEIKH. MR. MOBIN ALUDDIN SHEIKH	Rs. 13,58,416/- (Rupees Thirteen Lakh Fifty Eight Thousand Four Hundred Sixteen Only) 18-06-2019	Rs. 7,90,000/- (Rupees Seven Lakh Ninety Thousand Only)	Rs. 79,000 /- (Rupees Seventy Nine Thousand Only)	Physical	Rs.3013056/- (Rupees Thirty Lakh Thirteen Thousand Fifty Six Only)
----	---------	--	--	--	--	----------	--

Description of the Immovable Property: Schedule - A All that piece and parcel of land ground situated project known as "Xrbia Waral" within the Registration, Sub-District, Taluka Karjat, Dist. Raigad and within the limits of the Sub registrar Karjat bearing below mentioned Survey Number of sanction layout, Mouje Waral Tarfe Waredi, respectively admeasuring an area 09 H 3.50 R and as per the building Plan.

Schedule - B The Residential Flat admeasuring 30.94 Sq. Mtrs. (equivalent to 333 Sq. Ft.) carpet area bearing No. 307 situate on the Third in 'K1' Building of the said complex to be known as "Xrbia Waral".

24	10254249	MR. RUPESH MAHESH RAWAL MRS. GULSHAN SHAIKH	Rs. 7,95,713/- (Rupees Seven Lakh Ninety Five Thousand Seven Hundred Thirteen Only) 06-12-2019	Rs. 5,85,000/- (Rupees Five Lakh Eighty Five Thousand Only)	Rs. 58,500 /- (Rupees Fifty Eight Thousand Five Hundred Only)	Physical	Rs.1697465/- (Rupees Sixteen Lakh Ninety Seven Thousand Four Hundred Sixty Five Only)
----	----------	---	--	--	---	----------	--

Description of the Immovable Property: All that Flat premises bearing No. 106/A, on the First Floor, Building No. 3, A Wing, admeasuring 31.33 Sq. Mtrs. + Terrace 11.98 Sq. Mtrs. Carpet area in the building known 'Sai Rachana Apartment' Building No 3, in the project known as 'Shaligram Township' constructed on N.A. land bearing Gut No. 153, lying, being and situated at village Padaghe, within the area of Padaghe Gram Panchayat, Panchayat Samiti Palghar, Zilla Parishad Palghar, Taluka and Registration Sub-District Palghar, District and Registration District Palghar.

25	10316105	MRS. VARSHA SURESH PRADHAN MR. VIGNESH MANGALDAS KHAMGAONKAR	Rs. 17,05,742/- (Rupees Seventeen Lakh Five Thousand Seven Hundred Forty Two Only) 02-06-2021	Rs. 8,55,000/- (Rupees Eight Lakh Fifty Five Thousand Only)	Rs. 85,500 /- (Rupees Eighty Five Thousand Five Hundred Only)	Physical	Rs.3245750/- (Rupees Thirty Two Lakh Forty Five Thousand Seven Hundred Fifty Only)
----	----------	--	---	--	---	----------	---

Description of the Immovable Property: All that piece and parcel of the Flat Premises No. 103 admeasuring about 660.77 Sq. Ft. Carpet, on 1ST Floor, Building No. 13, A Wing, in the Building Name "Avtaar", in Sector 1, Project known as "Karm Residency", to be constructed on the land or ground bearing Survey No. 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1(Part), 172/2/2(Part), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15, and 179/5, lying and situated at Village Dhasai, Taluka Shahapur, Dist. Thane and registration District Thane and Sub District Shahapur

Continued from previous page.....

Sr. No	Loan A/c. No and Branch	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	O/s as on 30-01-2025
26	TCHHL0296001001037328 & TCHIN0296001001040227 & TCHHF0296001001042214 & TCHIN0296001001048598	ABHIMANYU RAMCHANDRA MISHRA, Mrs. Nirmala Devi	Rs. 15,60,232/- (Rupees Fifteen Lakh Sixty Thousand Two Hundred and Thirty Two Only) is due and payable by you under Agreement no. TCHHL02960001001037328 and an amount of Rs. 6,17,562/- (Rupees Six Lakh Seventeen Thousand Five Hundred and Sixty Two Only) is due and payable by you under Agreement no. TCHHF02960001001042214 and an amount of Rs. 61,351/- (Rupees Sixty One Thousand Three Hundred and Fifty One Only) is due and payable by you under Agreement no. TCHIN02960001001040227 and an amount of Rs. 59,716/- (Rupees Fifty Nine Thousand Seven Hundred Sixteen Only) is due and payable by you under Agreement no. TCHIN0296000100148598 totalling to Rs. 22,98,861/- (Rupees Twenty Two Lakh Ninety Eight Thousand Eight Hundred and Sixty One Only) 06-04-2024	Rs. 22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000 /- (Rupees Two Lakh Twenty Five Thousand Only)	Physical	Rs.1736498/- (Rupees Seventeen Lakh Thirty Six Thousand Four Hundred Ninety Eight Only) is due and payable by you under Agreement no. TCHHL02960001001037328 and an amount of Rs.688420/- (Rupees Six Lakh Eighty Eight Thousand Four Hundred Twenty Only) is due and payable by you under Agreement no. TCHHF02960001001042214 and an amount of Rs.71313/- (Rupees Seventy One Thousand Three Hundred Thirteen Only) is due and payable by you under Agreement no. TCHIN0296000100148598 and an amount of Rs.72366/- (Rupees Seventy Two Thousand Three Hundred Sixty Six Only) is due and payable by you under Agreement no. TCHIN02960001001040227 totalling to Rs.2568597/- (Rupees Twenty Five Lakh Sixty Eight Thousand Five Hundred Ninety Seven Only)

Description of the Immovable Property: All that piece and parcel of Flat No. 304, on Third Floor, in A-Wing, having area admeasuring about 460 Sq. Ft. carpet in the building known as "GHARKUL", lying situated and constructed on Survey No. 75/1, 75/2 (Part), Village Belavali, Taluka Ambarnath, District Thane, and bounded within the limits of Kulgaon-Badlapur Municipal Corporation.

27	TCHHL0296001000088695 & 10133063 & TCHIN0601001000062308	MR. JITENDRA VASANTRAO MAHALE MRS. NIRMALA VASANT MAHALE,	Rs. 1231758/- (Rupees Twelve Lakh Thirty One Thousand Seven Hundred Fifty Eight Only) is due and payable by you under loan account No TCHHL0296000100088695 and an amount of Rs. 125641/- (Rupees One Lakh Twenty Five Thousand Six Hundred Eleven Only) is due and payable by you under loan account No 10133063, and an amount of Rs. 141993/- (Rupees One Lakh Forty One Thousand Nine Hundred Ninety Three Only) is due and payable by you under loan account No TCHIN0601000100062308, totalling to Rs. 1499362/- (Rupees Fourteen Lakh Ninety Nine Thousand Three Hundred Sixty Two Only) 12-10-2023	Rs. 9,70,000/- (Rupees Nine Lakh Seventy Thousand Only)	Rs. 97,000 /- (Rupees Ninety Seven Thousand Only)	Physical	Rs.1552174/- (Rupees Fifteen Lakh Fifty Two Thousand One Hundred Seventy Four Only) is due and payable by you under Agreement no. TCHHL0296000100088695 and an amount of Rs.227762/- (Rupees Two Lakh Twenty Seven Thousand Seven Hundred Sixty Two Only) is due and payable by you under Agreement no. TCHIN0601000100062308 and an amount of Rs.157377/- (Rupees One Lakh Fifty Seven Thousand Three Hundred Seventy Seven Only) is due and payable by you under Agreement no. 10133063 totalling to Rs.1937313/- (Rupees Nineteen Lakh Thirty Seven Thousand Three Hundred Thirteen Only)
----	--	---	--	---	---	----------	--

Description of the Immovable Property: A residential premises being Flat No. 2, admeasuring about 269.32 Sq. Ft Carpet area, on the ground floor of building No. 0E-05, on all those piece and parcel of the land or ground being Gat Nos. 279,287,284,286,287,288,296,298,301 to 305, 306P, 308 AND 312,314, 315,317,318,323,339, AND 344 in Shubh Griha Complex, situated at Village Khatalvi, Taluka Shahapur, District Thane

28	TCHIN0683001001044132 & TCHHL0683001001042172	Mr. Dhanjay Shahu Mrs. SANITRA DEVI	Rs. 2335179/- (Rupees Twenty Three Lakh Thirty Five Thousand One Hundred Seventy Nine Only) is due and payable by you under Agreement no. TCHHL06830001001042172 and an amount of Rs. 250253/- (Rupees Two Lakh Fifty Thousand Two Hundred Fifty Three Only) is due and payable by you under Agreement no. TCHIN06830001001044132 totalling to Rs. 2585432/- (Rupees Twenty Five Lakh Eighty Five Thousand Four Hundred Thirty Two Only) 09-05-2024	Rs. 27,21,000/- (Rupees Twenty Seven Lakh Twenty One Thousand Only)	Rs. 2,72,100 /- (Rupees Two Lakh Seventy Two Thousand One Hundred Only)	Physical	Rs.280580/- (Rupees Two Lakh Eighty Thousand Five Hundred Eighty Only) is due and payable by you under Agreement no. TCHIN06830001001044132 and an amount of Rs.2588298/- (Rupees Twenty Five Lakh Eighty Eight Thousand Two Hundred Ninety Eight Only) is due and payable by you under Agreement no. TCHHL06830001001042172 totalling to Rs.2868878/- (Rupees Twenty Eight Lakh Sixty Eight Thousand Eight Hundred Seventy Eight Only)
----	---	-------------------------------------	---	---	---	----------	---

Description of the Immovable Property: All that piece and parcel of the Flat No. 304, on the Third Floor, admeasuring 27.70 Sq. Mtrs. (Carpet Area) in A-Wing, in the Building known as

Ninety Nine Thousand Three Hundred
(Sixty Two Only)

12-10-2023

Rs. 19,37,13/-
Rupees Nineteen Lakh Thirty Seven
Thousand Three Hundred Thirteen
Only)

Description of the Immovable Property: A Residential premises being Flat No. 2, admeasuring about 269.32 Sq. Ft Carpet area, on the ground floor of building No. 0E-05, on all those piece and parcel of the land or ground being Gat Nos. 279,281,284,286,287,288,296,298,301 to 305, 306P, 308 AND 312,314, 315,317,318,323,339, AND 344 in Shubh Griha Complex, situated at Village Khatali, Taluka Shahapur, District Thane

28	TCHIN068300 0100144132 & TCHHL06830 00100142172	Mr. Dhanjay Shahu Mrs. SANITRA DEVI	Rs. 2335179/- (Rupees Twenty Three Lakh Thirty Five Thousand One Hundred Seventy Nine Only) is due and payable by you under Agreement no. TCHHL0683000100142172 and an amount of Rs. 250253/- (Rupees Two Lakh Fifty Thousand Two Hundred Fifty Three Only) is due and payable by you under Agreement no. TCHIN0683000100144132 totalling to Rs. 2585432/- (Rupees Twenty Five Lakh Eighty Five Thousand Four Hundred Thirty Two Only)	Rs. 27,21,000/- (Rupees Twenty Seven Lakh Twenty One Thousand Only)	Rs. 2,72,100/- (Rupees Two Lakh Seventy Two Thousand One Hundred Only)	Physical	Rs.280580/- (Rupees Two Lakh Eighty Thousand Five Hundred Eighty Only) is due and payable by you under Agreement no. TCHIN0683000100144132 and an amount of Rs.2588298/- (Rupees Twenty Five Lakh Eighty Eight Thousand Two Hundred Ninety Eight Only) is due and payable by you under Agreement no. TCHHL0683000100142172 totalling to Rs.2868878/- (Rupees Twenty Eight Lakh Sixty Eight Thousand Eight Hundred Seventy Eight Only)
----	--	--	--	---	--	----------	---

Description of the Immovable Property: All that piece and parcel of the Flat No. 304, on the Third Floor, admeasuring 27.70 Sq. Mtrs. (Carpet Area) in A-Wing, in the Building known as "Unique Avenue 210" constructed on NA Land bearing Old Survey No. 201 and 210 admeasuring 2005 Sq. Mtrs lying, being and situated at Village Nilemore, Taluka Vasai, District Palghar, within the area of Sub Registrar of Vasai to VI.

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.

NOTE: The E-auction will take place through portal <https://www.bankauctions.com> on **27-02-2025 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 18-02-2025 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 paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive 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 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 arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, C1 INDIA PVT.LTD., Address: C1 INDIA PVT.LTD. 3rd Floor, Plot No.68 sector-44, Gurgaon, Haryana-122003 Mob.: 8866682937 & Phone : 7291981124 /1125 /1126 Email id: gujarat@c1india.com/support@bankeauctions.com or Manish Bansal, Email id 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://url.li/viiuhu> 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: Mumbai
Date: 10-02-2025

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd