

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, Off. P. O. Box No. 1, Thane (W) 400 607.

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, 4th Floor, Off. P. O. Box 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 Securities Interest Act, 2001. Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs, assigns, representatives, guarantors, etc. "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and/ Co- Borrower, on the said 22-01-2026. The sealed envelope containing Demand Draft of EMD for participating in E-Auction should be submitted to the undersigned at 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	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1	10151902 & 10119152	MRS. BHARATI HEMANT MANE MR. HEMANT MANOHAR MANE	Rs. 4,45,342/- is due and payable by you under Agreement no. 10119152 and an amount of Rs. 1,05,153/- is due and payable by you under Agreement no. 10151902 totalling to Rs. 5,50,495/- 16-03-2020	Rs. 5,00,000/- Earnest Money Deposit (EMD): - Rs. 50,000/- Type of possession: - Physical	Rs. 510290/- is due and payable by you under Agreement no. 10151902 and an amount of Rs. 1045515/- is due and payable by you under Agreement no. 10119152 totalling to Rs. 1555805/- 27-12-2025

Description of the Immovable Property: Flat Premises No. 108 admeasuring about 255.98 Sq. Ft. Carpet, on the 1ST Floor, Bldg. No. 34, A-Wing, in the building Name Amber in Sector 2, Project known as Karm Residency, to be constructed on the land bearing Survey No. 166/1/1, 166/1/2, 166/2, 167/2, 169/2, 170, 172/1, 172/2/1 (Part), 172/2 (Part), 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.

2	10456686 & 10453721 & 10461595 & 10461551	MR. KALIMMOHD AYUB KHAN MR SHABAZ KALIM KHAN MRS. REHANAPARVEEN KALIM KHAN	Rs. 1281768/- is due and payable by you under Agreement no. 10453721 and an amount of Rs. 263398/- is due and payable by you under Agreement no. 10456686 and an amount of Rs. 1034/- is due and payable by you under Agreement no. 10461551 and an amount of Rs. 26704/- is due and payable by you under Agreement no. 10461595 totalling to Rs. 3962587/- 27-04-2023	Rs. 11,90,000/- Flat No. 105 & Flat No. 106 - Earnest Money Deposit (EMD): - Rs. 1,19,000/- And Flat No. 05 - Rs. 6,15,000/- Flat No. 05 - Earnest Money Deposit (EMD): - Rs. 61,500/- Type of possession: - Physical	Rs. 3952456/- is due and payable by you under Agreement no. 10456686 and an amount of Rs. 37545/- is due and payable by you under Agreement no. 10461595 and an amount of Rs. 26240/- is due and payable by you under Agreement no. 10461551 and an amount of Rs. 1979553/- is due and payable by you under Agreement no. 10453721 totalling to Rs. 5995794/- 27-12-2025
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Description of the Immovable Property:
1) Flat No. 05, in C Wing, On Ground Floor, admeasuring at about 360 sq. feet (Built up area), 257 Sq. Feet Carpet Area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhol", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat
2) Flat No. 105, in C Wing, on the first floor, admeasuring about 360 Sq. Ft. (Built up area), (257 Sq. Ft. Carpet area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhol", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat
3) Flat No. 106, in C Wing, on First Floor, admeasuring at about 405 Sq. Ft. (Built up area), (289 Sq. Ft. Carpet area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhol", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat.

3	9848407	ROHIDAS RAJARAM GADEKAR SHEETAL ROHIDAS GADEKAR	Rs. 5,64,058/- 24-12-2021	Rs. 4,90,000/- Earnest Money Deposit (EMD): - Rs. 49,000/- Type of possession: - Physical	Rs. 1246263/- 27-12-2025
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Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A 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.

4	TCHHF068 700010026 0030	Mr. SOMU NANJE GOWDA Mrs. REKHA S GOWDA	Rs. 1,95,71,020/- 14-01-2025	Rs. 1,75,00,000/- Earnest Money Deposit (EMD): - Rs. 17,50,000 /- Type of possession: - Physical	Rs. 22062111/- 27-12-2025
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Description of the Immovable Property: All that piece and parcel of industrial premises property being Unit No.6, on the First Floor, Building No.1, Kapadia Industrial Premises Co-Op. Society Ltd., e registered society under the provisions of MCS Act, 1960, and duly registered vide registration No. BOM/W-K-C, Gen (0)/-670 of 1992-93, situated at Kapadia Estate, Chakala, Andheri- Kurla Road, Andheri (East), Mumbai- 400099, on Plot No. bearing City CTS No. 84 to 23/1, to 23/15 of Village Chakala, Andheri Taluka, Mumbai District in Greater Bombay City and Suburban, admeasuring 726 Sq. Ft. Built Up area, (67.47 Sq. Mtrs. Built Up). The Construction of the building was completed in the year July 1963, The said Building Consisting of Ground + 02 Floor, No lift and more particular described in scheduled

5	TCHHL069 600010023 2053 & TCHIN0696 000100233 123	Mr. VISHNU KAILASH UPADHYAY Mrs. NITU	Rs. 62,02,293/- is due and payable by you under Agreement no. TCHHL0696000100232053 and an amount of Rs. 36,304/- is due and payable by you under Agreement no. TCHIN0696000100233123 and totalling to Rs. 62,38,597/- 06-06-2024	Rs. 27,00,000/- Earnest Money Deposit (EMD): - Rs. 2,70,000 /- Type of possession: - Physical	Rs. 7408363/- is due and payable by you under Agreement no. TCHHL0696000100232053 and an amount of Rs. 58724/- is due and payable by you under Agreement no. TCHIN0696000100233123 totalling to Rs. 7467087/- 27-12-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 1405, on the Fourteenth Floor, in C-Wing, Versatile Valley, lying being and situated at Village Nijle, Taluka Kalyan, District Thane, Maharashtra

6	9839413	Mr. Nanhelal Rajbhar. Mr. Pawan Kumar Rajbhar	Rs. 11,42,319/- 02-06-2021	Rs. 5,50,000/- Earnest Money Deposit (EMD): - Rs. 54,000 /- Type of possession: - Physical	Rs. 2079488/- 27-12-2025
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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 "Sai 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 Grampanchayath, Taluk Padaghar, District Palghar 401404 Maharashtra.

7	10579889 & TCHIN0687 000100098 743	MR. PARAS SURESH THAKUR., Mr. AJIT SURESH THAKUR.	Rs. 770815/- is due and payable by you under loan account No. 10579889 and an amount of Rs. 109000/- is due and payable by you under loan account No TCHIN0687000100098743 totaling to Rs. 879815/- 05-04-2023	Rs. 5,00,000/- Earnest Money Deposit (EMD): - Rs. 50,000 /- Type of possession: - Physical	Rs. 1213638/- is due and payable by you under Agreement no. 10579889 and an amount of Rs. 256517/- is due and payable by you under Agreement no. TCHIN0687000100098743 totalling to Rs. 1470155/- 27-12-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 304, 3rd Floor, admeasuring about 219 Sq. Ft Carpet area, in Building No. 18, Samruddhi Complex, Umroli, Off. Karjat- Neral Road, Village Garpoli, Bhivpuri District, Raigad District, Maharashtra- 410201.

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the out At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further NOTE: The E-auction of the properties will take place through portal <https://auctionbazaar.com> on 22-01-2026 between 2.00 PM

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auc than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price between 11 AM to 5.00 PM. with prior appointment. 8. The person declared as a successful bidder shall, immediately after such de In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the prop Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad - 500082 Email Id : contact@auctionbazaar.com / s highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN <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 propo

Place: Mumbai

Date :- 06-01-2026



Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002
 gal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance L
 mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby
 ion shall be submitted to the Authorised Officer of the TCHFL on or before **21-01-2026** till 5.00 PM at Branch address TATA CAPITAL

below:

8	TCHHL063 600010018 4649 & TCHIN0636 000100189 786	MRS. RAJANI MANORANJAN PANIGRAHI MR. MANORANJAN KUNJ PANIGRAHI,	Rs. 1,42,035/- is due and payable by you under loan a c c o u n t N o . TCHIN0636000100189786 and an amount of Rs. 19,67,726/- is due and payable by you under loan account No. TCHHL0636000100184649 Totalling to Rs. 21,09,761/- 09-12-2023	Rs. 9,50,000/- Earnest Money Deposit (EMD): - Rs. 95,000 /- Type of possession:- Physical	Rs. 2584753/- is due and payable by you under Agreement no. TCHHL0636000100184649 and an amount of Rs. 2809711/- is due and payable by you under A g r e e m e n t n o . TCHIN0636000100189786 totalling to Rs. 2865724/- 27-12-2025
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Description of the Immovable Property: All that premises being a residential flat admeasuring about 389 Sq. Ft. (Equivalent to 36.15 Sq. Mtr.) or thereabout of carpet area (including balcony, cupboard window, Door sills, service area etc.) bearing Flat No.402, on 4th Floor, of Building No. 6-C, in Housing project known as Shubh Vastu, constructed on the land lying and situate at Village Khativali, Taluka Shahapur, District Thane, and within the limits of Grampanchayat Khativali, and also within registration district Thane, Sub Registration District Shahapur.

9	10262512	Mr.Ajay Krishnakant Pimple	Rs. 11,11,040/- 06-05-2021	Rs. 8,90,000/- Earnest Money Deposit (EMD): - Rs. 89,000 /- Type of possession:- Physical	Rs. 2415620/- 27-12-2025
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Description of the Immovable Property: All That Piece & Parcel Of Immovable Property Bearing Flat Prmises 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.

10	10433895 & 10435349	MR. AJAY BALKRISHNA UTEKAR MRS ASMITA AJAY UTEKAR	Rs. 2660342/- is due and payable by you under Agreement no. 10433895 and an amount of Rs. 108697/- is due and payable by you under Agreement no. 10435349, totalling to Rs. 2769039/- 03-06-2023	Rs. 15,00,000/- Earnest Money Deposit (EMD): - Rs. 1,50,000 /- Type of possession:- Physical	Rs. 3939075/- is due and payable by you under Agreement no. 10433895 and an amount of Rs. 169186/- is due and payable by you under Agreement no. 10435349 totalling to Rs. 4108261/- 27-12-2025
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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 Snahapur, Mouje- Khardi, District- Thane

11	TCHHL029 600010021 0606 & TCHIN0296 000100214 079	Mr. AUL KANDHAILAL AGNIHOTRI, Mrs. BINDU ATUL TIWARI	Rs. 3,65,131/- is due and payable by you under Agreement no. TCHIN0296000100214079 and an amount of Rs. 45,66,117/- is due and payable by you under Agreement no. TCHHL0296000100210606 and totalling to Rs. 49,31,248/- 08-10-2024	Rs. 21,00,000/- Earnest Money Deposit (EMD): - Rs. 2,10,000/- Type of possession: - Physical	Rs. 424031/- is due and payable by you under Agreement no. TCHIN0296000100214079 and an amount of Rs. 5280603/- is due and payable by you under Agreement no. TCHHL0296000100210606 totalling to Rs. 5704634/- 27-12-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 610 on the 6th Floor, in C-Wing, in the building known as Versatile Valley, admeasuring 37.55 Sq. Mtrs Rera carpet area, lying being and situated at Village Nijle, Taluka Kalyan, District Thane, within the limits of Nijle Grampanchayat, Kalyan Shill Road, Thane, Maharashtra

12	TCHHL068 700010019 2317 & TCHHL068 700010019 2338 & TCHIN0687 000100195 836 & TCHIN0687 000100194 551	Mr. DEEPAK M JORE Mrs. KALINDI DEEPAK JORE	Rs. 65,16,150/- is due and payable by you under Agreement no. TCHHL0687000100192317 and an amount of Rs. 65,15,891/- is due and payable by you under Agreement no. TCHHL0687000100192338 and an amount of Rs. 1,51,812/- is due and payable by you under Agreement no. TCHIN0687000100195836 and an amount of Rs. 1,51,812/- is due and payable by you under Agreement no. TCHIN0687000100194551 totalling to Rs. 1,33,35,665/- 10-07-2024	Flat No. 1105 - Rs. 27,00,000/- Flat No. 1105 - Earnest Money Deposit (EMD): - Rs. 2,70,000/- And Flat No 702 - Rs. 27,00,000/- Flat No 702 - Earnest Money Deposit (EMD): - Rs. 2,70,000/- Type of possession: - Physical	Rs. 191036/- is due and payable by you under Agreement no. TCHIN0687000100194551 and an amount of Rs. 191036/- is due and payable by you under Agreement no. TCHHL0687000100192338 and an amount of Rs. 191036/- is due and payable by you under Agreement no. TCHIN0687000100195836 and an amount of Rs. 7703354/- (is due and payable by you under Agreement no. TCHHL0687000100192317 totalling to Rs. 15830098/- 27-12-2025
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Description of the Immovable Property: Property No. 1: Flat No. 1105, on the Eleventh Floor, in D-Wing in the Building known as Versatile Valley, lying, being and situated at Village Nijle, Taluka Kalyan, District Thane, Maharashtra-421204.
Property No. 2: Flat No. 702, on the Seventh Floor, in D-Wing in the Building known as Versatile Valley, lying, being and situated at Village Nijle, Taluka Kalyan, District Thane, Maharashtra-421204.

13	10118954 & 10123500	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 11,32,193/- is due and payable by you under Agreement no. 10118954 and an amount of Rs. 1,12,717/- is due and payable by you under Agreement no. 10123500 totalling to Rs. 12,44,910/- 26-07-2019	Rs. 9,00,000/- Earnest Money Deposit (EMD): - Rs. 90,000/- Type of possession: - Physical	Rs. 2771286/- is due and payable by you under Agreement no. 10118954 and an amount of Rs. 414873/- is due and payable by you under Agreement no. 10123500 totalling to Rs. 3186159/- 27-12-2025
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Description of the Immovable Property:
Schedule - A All that piece or parcels of vacant land or ground bearing N.A. Plot of Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr., assessment 10-70 Rs. Ps. village Gundge, Taluka Karjat, Dist. Raigad, within the jurisdiction of Sub-Registrar of Assurances at Karjat, Tal. Karjat, Dist. Raigad.
Schedule - B All the Residential Premises Flat bearing No. 4, admeasuring 348 Sq. Ft. Carpet area equivalent to 575 sq. Ft. Built Up area on the First Floor of the proposed building project to be known as "Shreem Residency" being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village - Gundge, Taluka Karjat, Dist. Raigad.

14	10117280	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 10,46,771/- 26-07-2019	Rs. 9,00,000/- Earnest Money Deposit (EMD): - Rs. 90,000/- Type of possession: - Physical	Rs. 2661475/- 27-12-2025
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Description of the Immovable Property:
Schedule - A All that piece or parcels of vacant land or ground bearing N.A. Plot of Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr., assessment 10-70 Rs. Ps. village Gundge, Taluka Karjat, Dist. Raigad, within the jurisdiction of Sub-Registrar of Assurances at Karjat, Tal. Karjat, Dist. Raigad.
Schedule - B All the Residential Premises Flat bearing No. 3, admeasuring 342 Sq. Ft. Carpet area equivalent to 570 sq. Ft. Built Up area on the First Floor of the proposed building project to be known as "Shreem Residency" being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village - Gundge, Taluka Karjat, Dist. Raigad.

Outcome of the litigation, Dispute if any.

Form in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property on the following conditions:

1. Time: From 12.00 PM to 3.00 PM with limited extension of 5 minutes each.

2. Liability: The undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any error, the undersigned shall be answerable for any error, misstatement or omission in this proclamation. In the event of any error, the undersigned shall be answerable for any error, misstatement or omission in this proclamation.

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 subject to the payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as the successful bidder, provided the bid is not withdrawn or is not found to be defective or is not found to be in violation of the conditions of sale 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 undersigned to accept or reject any bid.

7. Declaration: deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer 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 failing to do so, the EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property including statutory liabilities arears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction, please visit the website support@auctionbazaar.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588989898.

13. Signature: The undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any error, the undersigned shall be answerable for any error, misstatement or omission in this proclamation. In the event of any error, the undersigned shall be answerable for any error, misstatement or omission in this proclamation.

14. Please refer to the below information of the owner/ borrower(s) and the copy of the challan shall be submitted to our company.

15. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

FOR SALE OF IMMOVABLE PROPERTY

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

Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **22-01-2026** on "As is where is" basis, in the absence of any postponement/ discontinuance of the sale, the said secured asset/ property shall be sold by E-TAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS,

15	TCHHL063 600010010 7605 & TCHIN0636 000100108 834	MR. RAMESHCHAND HARISH VISHWAKARMA, MRS. REENA RAMESHCHAND VISHWAKARMA	Rs. 3068262/- is due and payable by you under loan account No TCHHL0636000100107605 and an amount of Rs. 226250/- is due and payable by you under loan account No TCHIN0636000100108834 totalling to Rs. 3294512/- 11-08-2023	Rs. 17,90,000/- Earnest Money Deposit (EMD): - Rs. 1,79,000/- Type of possession: - Physical	Rs. 4094081/- is due and payable by you under Agreement no. TCHHL0636000100107605 and an amount of Rs. 304042/- is due and payable by you under Agreement no. TCHIN0636000100108834 totalling to Rs. 4398123/- 27-12-2025
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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 Guruji Tower", Village Gauripada, Taluka Kalyan, District Thane, Within the Local Limits of Kalyan Dombivali Municipal Corporation and Sub Registrar of Kalyan.

16	10109937	MR. YOGESH B MISHRA MRS. SONI YOGESH MISHRA	Rs. 10,37,725/- 18-06-2019	Rs. 9,30,000/- Earnest Money Deposit (EMD): - Rs. 90,000/- Type of possession: - Physical	Rs. 2571281/- 27-12-2025
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Description of the Immovable Property:

Schedule - A All that piece or parcel of vacant land or ground bearing N.A. Plot of Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village Gundge, Taluka Karjat, Dist. Raigad. Within the jurisdiction of Sub-Registrar of Assurance at Karjat, Tal-Karjat, Dist. Raigad.

Schedule - B All that Residential premises bearing Flat bearing No. 8, admeasuring 342 Sq. Ft. Carpet area equivalent to 575 Sq. Ft. built up area on the Second Floor of the proposed building project to be known as "Shreem Residency", being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr., assessment 10-70 Rs. Ps. Village Gundge Taluka Karjat, Dist. Raigad.

Note :- 1) Builder dues will have to be paid by Bidder to the Builder.

2) The bidders are advised to conduct due diligence prior to submitting the bid. The responsibility of getting the sale certificate registered shall be of the successful bidder only.

17	10110987 & 10114664	MR. YOGESH B MISHRA MRS. SONI YOGESH MISHRA	Rs. 10,31,554/- is due and payable by you under Agreement no. 10110987 and an amount of Rs. 1,39,394/- is due and payable by you under Agreement no. 10114664 totalling to Rs. 11,70,948/- 18-06-2019	Rs. 9,00,000/- Earnest Money Deposit (EMD): - Rs. 90,000/- Type of possession: - Physical	Rs. 2521589/- is due and payable by you under Agreement no. 10110987 and an amount of Rs. 592408/- is due and payable by you under Agreement no. 10114664 totalling to Rs. 3113997/- 27-12-2025
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Description of the Immovable Property:

Schedule - A All that piece or parcel of vacant land or ground bearing N.A. Plot of Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village Gundge, Taluka Karjat, Dist. Raigad. Within the jurisdiction of Sub-Registrar of Assurance at Karjat, Tal-Karjat, Dist. Raigad.

Schedule - B All that Residential premises bearing Flat bearing No. 9, admeasuring 348 Sq. Ft. Carpet area equivalent to 585 Sq. Ft. built up area on the Second Floor of the proposed building project to be known as "Shreem Residency", being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr., assessment 10-70 Rs. Ps. Village Gundge Taluka Karjat, Dist. Raigad.

Note :- 1) Builder dues will have to be paid by Bidder to the Builder.

2) The bidders are advised to conduct due diligence prior to submitting the bid. The responsibility of getting the sale certificate registered shall be of the successful bidder only.

18	9158537	AVINASH PRABHAKAR MORE,, MRS SARIKA AVINASH MORE	Rs. 4,28,585/- 28-09-2023	Rs. 7,99,000/- Earnest Money Deposit (EMD): - Rs. 79,900 /- Type of possession:- Physical	Rs. 771155/- 27-12-2025
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	9888836	MR GOPAL KRISHNA PADHY MRS RASHMITA G PADHY	Rs. 8,44,727/- 20-12-2022	Rs. 7,00,000/- Earnest Money Deposit (EMD): - Rs. 70,000 /- Type of possession:- Physical	Rs. 1308124/- 27-12-2025
Description of the Immovable Property: SCHEDULE - I PIECE AND PARCEL OF NON- AGRICULTURAL LAND SITUATED AT VILLAGE: CHINCHAWALI TALUKA KARJAT, DISTRICT RAIGAD WITHIN THE LIMITS OF PANCHAYAT SAMITI KARJAT OF ZILLA PARISHAD RAIGAD AND WITHIN THE REGISTRATION DISTRICT RAIGAD AND SUB DISTRICT KARJAT I.e WITHIN THE REGISTRATION JURISDICTION OF THE SUB- REGISTRAR OF ASSURANCES KARJAT AT KARJAT. SCHEDULE II FLAT NO 005, ON GROUND FLOOR IN "B WING", ADMEASURING ABOUT 28.09 SQ MTRS CARPET AREA IN BUILDING NO " C" OF THE PROJECT KNOWN AS "UDAA NARIA" SITUATED AT VILLAGE - CHINCHAWALI TALUKA KARJAT DISTRICT RAIGAD AND WITHIN THE REGISTRATION DISTRICT RAIGAD AND SUB DISTRICT KARJAT I.E WITHIN THE REGISTRATION JURISDICTION OF THE SUB REGISTRAR OF ASSURANCES, KARJAT AT KARJAT.					
20	TCHHL029 600010008 8695 & 10133063 & TCHIN060 100010006 2308	MR. JITENDRA VASANTRAO MAHALE MRS. NIRMALA VASANT MAHALE,	Rs. 1231758/- is due and payable by you under loan account No TCHHL0296000100088695 and an amount of Rs. 125611/- is due and payable by you under loan account No 10133063, and an amount of Rs. 141993/- is due and payable by you under loan account No TCHIN0601000100062308, totalling to Rs. 1499362/- 12-10-2023	Rs. 5,00,000/- Earnest Money Deposit (EMD): - Rs. 50,000 /- Type of possession:- Physical	Rs. 1822741/- is due and payable by you under Agreement no. TCHHL0296000100088695 and an amount of Rs. 259755/- is due and payable by you under Agreement no. TCHIN0601000100062308 and an amount of Rs. 183234/- is due and payable by you under Agreement 10133063 totalling to Rs. 2265730/- 27-12-2025
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 Khativali, Taluka Shahapur, District Thane.					
21	10255298 & 10272701	Mrs. VAISHALI DINESH DOLE Mr. Dinesh Sukdeo Dole	Rs. 16,95,717/- is due and payable by you under the loan account number 10255298 and an amount of Rs.73,251/- is due and payable by you under the loan account number 10272701 i.e totalling to an amount of Rs. 17,68,968/- 16-01-2024	Rs. 15,00,000/- Earnest Money Deposit (EMD): - Rs. 1,50,000 /- Type of possession:- Physical	Rs. 2493545/- is due and payable by you under Agreement no. 10255298 and an amount of Rs. 112902/- is due and payable by you under Agreement no. 10272701 totalling to Rs. 2606447/- 27-12-2025
Description of the Immovable Property: All that piece and parcel of the Premises bearing Flat No. 103, on the First Floor, Wing-A, in Type A building known as Harikrupa Residency, carpet area admeasuring 41.07 Sq. Mtrs, lying and beaing at Village Khardi, Taluka Shahapur, District Thane, Maharashtra.					

le Property sold.

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 property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL ed as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 12-01-2026 ed Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. y, 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 property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: on e-auction the prospective bidders may contact the Service Provider, ARCAEMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, 88983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the ow link provided in secured creditor's website <https://surl.li/smccqn> for the above details. 15. Kindly also visit the link: