

4	TCHHL068 700010007 2939 & TCHIN0687 000100112 773 & TCHIN0687 000100248 374 & TCHIN0687 000100073 947	Ms. SMITA SHRIRAM SONI Mrs. KAMALABAI SHRIRAM SONAR	Rs. Rs. 2,40,360/- (Rupees Two Lakh Forty Thousand Three Hundred and Sixty Only) is due and payable by you under Agreement no. TCHIN0687000100112773 and an amount of Rs. 3,14,574/- (Rupees Three Lakh Fourteen Thousand Five Hundred and Seventy Four Only) is due and payable by you under Agreement no. TCHIN0687000100248374 and an amount of Rs. 11,55,599/- (Rupees Eleven Lakh Fifty Five Thousand Five Hundred and Ninety Nine Only) is due and payable by you under Agreement no. TCHHL0687000100072939 and an amount of Rs. 1,07,392/- (Rupees One Lakh Seven Thousand Three Hundred and Ninety Two Only) is due and payable by you under Agreement no. TCHIN0687000100073947 Totaling to Rs. 18,17,925/- (Rupees Eighteen Lakh Seventeen Thousand Nine Hundred and Twenty Five Only) 08-10-2024	Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only) Earnest Money Deposit (EMD): Rs. 1,25,000 /- (Rupees One Lakh Twenty Five Thousand Only) Type of possession: - Physical	Rs. 123470/- (Rupees One Lakh Twenty Three Thousand Four Hundred Seventy Only) is due and payable by you under Agreement no. TCHIN0687000100073947 and an amount of Rs. 1279945/- (Rupees Twelve Lakh Seventy Nine Thousand Nine Hundred Forty Five Only) is due and payable by you under Agreement no. TCHHL0687000100072939 and an amount of Rs. 273518/- (Rupees Two Lakh Seventy Three Thousand Five Hundred Eighteen Only) is due and payable by you under Agreement no. TCHIN0687000100112773 and an amount of Rs. 359014/- (Rupees Three Lakh Fifty Nine Thousand Fourteen Only) is due and payable by you under Agreement no. TCHIN0687000100248374 totaling to Rs. 2035947/- (Rupees Twenty Lakh Thirty Five Thousand Nine Hundred Forty Seven Only) 02-08-2025
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Description of the Immovable Property: All that piece and parcel of the One self contained Flat bearing No. 709, on the 7th Floor, admeasuring about 20.420 Sq. Mtrs carpet and 3.514 Sq. Mtrs carpet terrace area in the building project named Golden Valley, F-Wing, lying being and situated at Sonivali, Taluka Ambemath, District Thane, within the Limits of Kulgaon Badlapur Municipal Council, and Registration Office Ulhasnagar 2 & 4, District Registrar Thane, Maharashtra

5	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) Earnest Money Deposit (EMD): Rs. 49,000 /- (Rupees Forty Nine Thousand Only) Type of possession: - Physical	Rs. 1117296/- (Rupees Eleven Lakh Seventeen Thousand Two Hundred Ninety Six Only) 02-08-2025
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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.

6	TCHHF068 700010026 0030	Mr. SOMU NANJE GOWDA Mrs. REKHA S GOWDA	Rs. 1,95,71,020/- (Rupees One Crore Ninety Five Lakh Seventy One Thousand and Twenty Only) 14-01-2025	Rs. 2,07,00,000/- (Rupees Two Crore Seven Lakh Only) Earnest Money Deposit (EMD): Rs. 20,70,000 /- (Rupees Twenty Lakh Seventy Thousand Only) Type of possession: Physical	Rs. 20940983/- (Rupees Two Crore Nine Lakh Forty Thousand Nine Hundred Eighty Three Only) 02-08-2025
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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

7	TCHHL069 600010023 2053 & TCHIN0696 000100233 123	Mr. VISHNU KAILASH UPADHYAY Mrs. NITU	Rs. 62,02,293/- (Rupees Sixty Two Lakh Two Thousand Two Hundred and Ninety Three Only) is due and payable by you under Agreement no. TCHHL0696000100232053 and an amount of Rs. 36,304/- (Rupees Thirty Six Thousand Three Hundred and Four Only) is due and payable by you under Agreement no. TCHIN0696000100233123 and Totaling to Rs. 62,38,597/- (Rupees Sixty Two Lakh Thirty Eight Thousand Five Hundred and Ninety Seven Only) 06-06-2024	Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) Earnest Money Deposit (EMD): Rs. 3,50,000 /- (Rupees Three Lakh Fifty Thousand Only) Type of possession: - Physical	Rs. 7087577/- (Rupees Seventy Lakh Eighty Seven Thousand Five Hundred Seventy Seven Only) is due and payable by you under Agreement no. TCHHL0696000100232053 and an amount of Rs. 52786/- (Rupees Fifty Two Thousand Seven Hundred Eighty Six Only) is due and payable by you under Agreement no. TCHIN0696000100233123 totaling to Rs. 7140363/- (Rupees Seventy One Lakh Forty Thousand Three Hundred Sixty Three Only) 02-08-2025
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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

TATA ANCE LTD.Parel, Mumbai - 400013.
Cosmos Building "A"**NOTICE FOR**

(Under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002)

Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002
 legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL) by the mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that the application shall be submitted to the Authorised Officer of the TCHFL on or before 28-08-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LTD. below;

8	TCHHL069 500010013 8579 & TCHIN0683 000100139 434	Mr. DEEPAK RAJ Mrs. DEEPIKA UPADHYA	Rs. 2,52,250/- (Rupees Two Lakh Fifty Two Thousand Two Hundred and Fifty Two Only) is due and payable by you under Agreement no. TCHIN0683000100139434 and an amount of Rs. 10,77,619/- (Rupees Ten Lakh Seventy Seven Thousand Six Hundred and Nineteen Only) is due and payable by you under Agreement no. TCHHL0695000100138579 and totalling to Rs. 13,29,871/- (Rupees Thirteen Lakh Twenty Nine Thousand Eight Hundred and Seventy One Only)	Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only) Earnest Money Deposit (EMD): Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) Type of possession: - Physical	Rs. 1264942/- (Rupees Twelve Lakh Sixty Four Thousand Nine Hundred Forty Two Only) is due and payable by you under Agreement no. TCHHL0695000100138579 and an amount of Rs. 288416/- (Rupees Two Lakh Eighty Eight Thousand Four Hundred Sixteen Only) is due and payable by you under Agreement no. TCHIN0683000100139434 totalling to Rs. 1553358/- (Rupees Fifteen Lakh Fifty Three Thousand Three Hundred Fifty Eight Only) 02-08-2025	16
Description of the Immovable Property: Flat No. 202, on the Second Floor, In the Building No. 1, Type B-3, admeasuring Rera Carpet Area of 28.72 Sq. Mtrs., and Enclosed balcony of 4.73 Sq. Mtrs., in the Building known as Parvati Homes, Village Betegaon, Taluka Palghar, Tata housing Gate No. 2, Nr. D'Mart and Cosmos Building, Boisar (East), Palghar District, Maharashtra-401501.						
9	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. 5,40,000/- (Rupees Five Lakh Forty Thousand Only) Earnest Money Deposit (EMD): Rs. 54,000/- (Rupees Fifty Four Thousand Only) Type of possession: - Physical	Rs. 19,59,724/- (Rupees Nineteen Lakh Fifty Nine Thousand Seven Hundred Twenty Four Only) 02-08-2025	17
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.						
10	TCHHL063 600010012 6995 & TCHIN0636 000100128 374	Mr. DEEPAK BINDESHWAR RAY Mrs. SUMAN DEEPAK RAY	Rs. 18,32,602/- (Rupees Eighteen Lakh Thirty Two Thousand Six Hundred and Two Only) is due and payable by you under Agreement no. TCHHL0636000100126995 and an amount of Rs. 1,49,228/- (Rupees One Lakh Forty Nine Thousand Two Hundred and Twenty Eight Only) is due and payable by you under Agreement no. TCHIN0636000100128374 and totalling to Rs. 19,81,830/- (Rupees Nineteen Lakh Eighty One Thousand Eight Hundred and Thirty Only) 10-07-2024	Rs. 14,00,000/- (Rupees Fourteen Lakh Only) Earnest Money Deposit (EMD): Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) Type of possession: - Physical	Rs. 182392/- (Rupees One Lakh Eighty Two Thousand Three Hundred Ninety Two Only) is due and payable by you under Agreement no. TCHIN0636000100128374 and an amount of Rs. 2104078/- (Rupees Twenty One Lakh Four Thousand Seventy Eight Only) is due and payable by you under Agreement no. TCHHL0636000100126995 totalling to Rs. 2286470/- (Rupees Twenty Two Lakh Eighty Six Thousand Four Hundred Seventy Only) 02-08-2025	18
Description of the Immovable Property: All that piece and parcel of the Flat No. 309, Building No. 3, Third Floor, admeasuring area 575 Sq. Ft., equivalent to 53.43 Sq. Mtrs., i.e. Built Up Area, in the Building Known as Shrivani Residency, situate, lying and being at Mouje Kalher, Taluka Bhiwandi, Dist. Thane, Within the Limits of Kalhel Grampanchayat, Joint Sub Registration District and Taluka Bhiwandi, Thane District, Maharashtra.						
11	10579889 & TCHIN0687 000100098 743	MR. PARAS SURESH THAKUR. Mr. AJIT SURESH THAKUR,	Rs. 770815/- (Rupees Seven Lakh Seventy Thousand Eight Hundred Fifteen Only) is due and payable by you under loan account No. 10579889 and an amount of Rs. 109000/- (Rupees One Lakh Nine Thousand Only) is due and payable by you under loan account No. TCHIN0687000100098743 totalling to Rs. 879815/- (Rupees Eight Lakh Seventy Nine Thousand Eight Hundred Fifteen Only) 05-04-2023	Rs. 5,00,000/- (Rupees Five Lakh Only) Earnest Money Deposit (EMD): Rs. 50,000/- (Rupees Fifty Thousand Only) Type of possession: - Physical	Rs. 1128639/- (Rupees Eleven Lakh Twenty Eight Thousand Six Hundred Thirty Nine Only) is due and payable by you under Agreement no. 10579889 and an amount of Rs. 243775/- (Rupees Two Lakh Forty Three Thousand Seven Hundred Seventy Five Only) is due and payable by you under Agreement no. TCHIN0687000100098743 totalling to Rs. 1372414/- (Rupees Thirteen Lakh Seventy Two Thousand Four Hundred Fourteen Only) 02-08-2025	19
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, Bhiwpuri District, Raigad District, Maharashtra-410201.						

12	TCHHL063 600010018 4649 & TCHIN0636 000100189 786	MRS. RAJANI- MANORANJAN PANIGRAHI MR. MANORANJAN KUNJ PANIGRAHI,	Rs. 1,42,035/- (Rupees One Laks Forty Two Thousand and Thirty Five Only) is due and payable by you under loan account No. TCHIN0636000100189786 and an amount of Rs. 19,67,726/- (Rupees Nineteen Lakhs Sixty Seven Thousand Seven Hundred and Twenty Six Only) is due and payable by you under loan account No. TCHHL0636000100184649 Totalling to Rs. 21,09,761/- (Rupees Twenty One Lakhs Nine Thousand Seven Hundred and Sixty One Only) 09-12-2023	Rs. 11,00,000/- (Rupees Eleven Lakh Only) Earnest Money Deposit (EMD): Rs. 1,10,000/- (Rupees One Lakh Ten Thousand Only) Type of possession: - Physical	Rs. 2450695/- (Rupees Twenty Four Lakh Fifty Thousand Six Hundred Ninety Five Only) is due and payable by you under Agreement no. TCHHL0636000100184649 and an amount of Rs. 268672/- (Rupees Two Lakh Sixty Eight Thousand Six Hundred Seventy Two Only) is due and payable by you under Agreement no. TCHIN0636000100189786 totalling to Rs. 2719367/- (Rupees Twenty Seven Lakh Nineteen Thousand Three Hundred Sixty Seven Only) 02-08-2025	Des wing Villa 20
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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 knoen 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.

13	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) Earnest Money Deposit (EMD): Rs. 89,000/- (Rupees Eighty Nine Thousand Only) Type of possession: - Physical	Rs. 2267053/- (Rupees Twenty Two Lakh Sixty Seven Thousand Fifty Three Only) 02-08-2025	Des build Taluk 21
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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 "Sura" 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, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 173/1/2, 178/1/5, And 179/5 Lying And Situated At Village: Dhasal, Taluka: Shahapur, Dist: Thane.

14	10118954 & 10123500	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 11,32,193/- (Rupees Eleven Lakh Thirty Two Thousand One Hundred Ninety Three Only) is due and payable by you under Agreement no. 10118954 and an amount of Rs. 12,717/- (Rupees One Lakh Twelve Thousand Seven Hundred Seventeen Only) is due and payable by you under Agreement no. 10123500 totalling to Rs. 12,44,910/- (Rupees Twelve Lakh Forty Four Thousand Nine Hundred Ten Only) 26-07-2019	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD): Rs. 90,000/- (Rupees Ninety Thousand Only) Type of possession: - Physical	Rs. 2610463/- (Rupees Twenty Six Lakh Ten Thousand Four Hundred Sixty Three Only) is due and payable by you under Agreement no. 10118954 and an amount of Rs. 388995/- (Rupees Three Lakh Eighty Eight Thousand Nine Hundred Ninety Five Only) is due and payable by you under Agreement no. 10123500 totalling to Rs. 2999458/- (Rupees Twenty Nine Lakh Ninety Nine Thousand Four Hundred Fifty Eight Only) 02-08-2025	Des about Karm 172/ and: 16
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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.

15	10117280	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 10,46,771/- (Rupees Ten Lakh Forty Six Thousand Seven Hundred Seventy One Only) 26-07-2019	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD): Rs. 90,000/- (Rupees Ninety Thousand Only) Type of possession: - Physical	Rs. 2512307/- (Rupees Twenty Five Lakh Twelve Thousand Three Hundred Seven Only) 02-08-2025	Des know Prop situa
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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.

ADVERTISEMENT FOR SALE OF IMMOVABLE PROPERTY

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

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ance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 29-08-2025 on "As is where by" given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS,

16	10109937	MR. YOGESH B MISHRA MRS. SONI YOGESH MISHRA	Rs. 10,37,725/- (Rupees Ten Lakh Thirty Seven Thousand Seven Hundred Twenty Five Only) 18-06-2019	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD): Rs. 90,000 /- (Rupees Ninety Thousand Only) Type of possession: Physical	Rs. 2429859/- (Rupees Twenty Four Lakh Twenty Nine Thousand Eight Hundred Fifty Nine Only) 02-08-2025
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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/- (Rupees Ten Lakh Thirty One Thousand Five Hundred Fifty Four Only) is due and payable by you under Agreement no. 10110987 and an amount of Rs. 1,39,394/- (Rupees One Lakh Thirty Nine Thousand Three Hundred Ninety Four Only) is due and payable by you under Agreement no. 10114664 totalling to Rs. 11,70,948/- (Rupees Eleven Lakh Seventy Thousand Nine Hundred Forty Eight Only) 18-06-2019	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD): Rs. 90,000 /- (Rupees Ninety Thousand Only) Type of possession: Physical	Rs. 2374603/- (Rupees Twenty Three Lakh Seventy Four Thousand Six Hundred Three Only) is due and payable by you under Agreement no. 10110987 and an amount of Rs. 552351/- (Rupees Five Lakh Fifty Two Thousand Three Hundred Fifty One Only) is due and payable by you under Agreement no. 10114664 totalling to Rs. 2926954/- (Rupees Twenty Nine Lakh Twenty Six Thousand Nine Hundred Fifty Four Only) 02-08-2025
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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	TCHHL029 600010007 2886 & TCHHL029 600010007 2886 & TCHHF029 600010007 3278	MR. SANJAY BABURAW AGLAVE MRS. SUSHAMA SANJAY AGLAVE	Rs. 4,77,656 /- (Rupees Four Lakhs Seventy Seven Thousand Six Hundred and Fifty Six Only) is due and payable by you under Agreement no. TCHHF0296000100072892 and an amount of Rs. 1,28,476 /- (Rupees One Lakhs Twenty Eight Thousand Four Hundred and Seventy Six Only) is due and payable by you under Agreement no. TCHHF 0296000100073278. and an amount of Rs. 12,94,547 /- (Rupees Twelve Lakhs Ninety Four Thousand Five Hundred and Forty Seven Only) is due and payable by you under Agreement no. TCHHL0296 000100072886. Totalling to Rs. 19,00,679/- (Rupees Nineteen Lakhs and Six Hundred and Seventy Nine Only) 30-12-2023	Rs. 12,40,000/- (Rupees Twelve Lakh Forty Thousand Only) Earnest Money Deposit (EMD): Rs. 1,24,000 /- (Rupees One Lakh Twenty Four Thousand Only) Type of possession: Physical	Rs. 634445/- (Rupees Six Lakh Thirty Four Thousand Four Hundred Forty Five Only) is due and payable by you under Agreement no. TCHHL0296000100072886 and an amount of Rs. 1624269/- (Rupees Sixteen Lakh Twenty Four Thousand Two Hundred Sixty Nine Only) is due and payable by you under Agreement no. TCHHF0296000100073278 and an amount of Rs. 175154/- (Rupees One Lakh Seventy Five Thousand One Hundred Fifty Four Only) is due and payable by you under Agreement no. TCHHL0289000100005673 totalling to Rs. 2433868/- (Rupees Twenty Four Lakh Thirty Three Thousand Eight Hundred Sixty Eight Only) 02-08-2025
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Description of the Immovable Property: All the premises bearing Flat No.104, admeasuring about 365 Sq. Ft. (Built Up Area) i.e. 33.92 Sq. Mtrs (Built Up) on the 1st Floor, in the B-Wing, in the Building "Sai Khush Phase-1, situated at Rabale, Navi Mumbai, District Thane, Maharashtra

19	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. 15,00,000/- (Rupees Fifteen Lakh Only) Earnest Money Deposit (EMD): Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) Type of possession: Physical	Rs. 3706993/- (Rupees Seven Lakh Six Thousand Nine Hundred Ninety Three Only) is due and payable by you under Agreement no. 10433895 and an amount of Rs. 157657/- (Rupees One Lakh Fifty Seven Thousand Six Hundred Fifty Seven Only) is due and payable by you under Agreement no. 10435349 totalling to Rs. 3864650/- (Rupees Thirty Eight Lakh Sixty Four Thousand Six Hundred Fifty Only) 02-08-2025
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					
20	TCHHL029 600010021 0606 & TCHIN0296 000100214 079	Mr. ATUL KANDHAILAL AGNIHOTRI, Mrs. BINDU ATUL TIWARI	Rs. 3,65,131/- (Rupees Three Lakh Sixty Five Thousand One Hundred and Thirty One Only) is due and payable by you under Agreement no. TCHIN0296000100214079 and an amount of Rs. 45,66,117/- (Rupees Forty Five Lakh Sixty Six Thousand One Hundred and Seventeen Only) is due and payable by you under Agreement no. TCHHL0296000100210606 and Totalling to Rs. 49,31,248/- (Rupees Forty Nine Lakh Thirty One Thousand Two Hundred and Forty Eight Only)	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) Earnest Money Deposit (EMD): Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only) Type of possession: Physical	Rs. 403264/- (Rupees Four Lakh Three Thousand Two Hundred Sixty Four Only) is due and payable by you under Agreement no. TCHIN0296000100214079 and an amount of Rs. 5045456/- (Rupees Fifty Lakh Forty Five Thousand Four Hundred Fifty Six Only) is due and payable by you under Agreement no. TCHHL0296000100210606 totalling to Rs. 5448720/- (Rupees Fifty Four Lakh Forty Eight Thousand Seven Hundred Twenty Only) 02-08-2025
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 Shil Road, Thane, Maharashtra					
21	TCHHL029 600010007 4295 & TCHHF029 600010007 4291	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. 10,00,000/- (Rupees Ten Lakh Only) Earnest Money Deposit (EMD): Rs. 1,00,000/- (Rupees One Lakh Only) Type of possession: Physical	Rs. 1811132/- (Rupees Eighteen Lakh Eleven Thousand One Hundred Thirty Two Only) is due and payable by you under Agreement no. TCHHL0296000100074295 and an amount of Rs. 1334949/- (Rupees Thirteen Lakh Thirty Four Thousand Nine Hundred Forty Nine Only) is due and payable by you under Agreement no. TCHHF0296000100074291 totalling to Rs. 3146081/- (Rupees Thirty One Lakh Forty Six Thousand Eighty One Only) 02-08-2025
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					
16	TCHHL068 700010019 2317 & TCHHL068 700010019 2338 & TCHIN0687 000100195 836 & TCHIN0687 000100194 551	Mr. DEEPAK M JORE Mrs. KALINDI DEEPAK JORE	Rs. 65,16,150/- (Rupees Sixty Five Lakh Sixteen Thousand One Hundred and Fifty Only) is due and payable by you under Agreement no. TCHHL0687000100192317 and an amount of Rs. 65,15,891/- (Rupees Sixty Five Lakh Fifteen Thousand Eight Hundred and Ninety One Only) is due and payable by you under Agreement no. TCHHL0687000100192338 and an amount of Rs. 1,51,812/- (Rupees One Lakh Fifty One Thousand Eight Hundred and Twelve Only) is due and payable by you under Agreement no. TCHIN0687000100195836 and an amount of Rs. 1,51,812/- (Rupees One Lakh Fifty One Thousand Eight Hundred and Twelve Only) is due and payable by you under Agreement no. TCHIN0687000100194551 Totalling to Rs. 1,33,35,665/- (Rupees One Crore Thirty Three Lakh Thirty Five Thousand Six Hundred and Sixty Five Only)	Flat No. 1105 - Rs. 40,00,000/- (Rupees Forty Lakh Only) Flat No. 1105 - Earnest Money Deposit (EMD): Rs. 4,00,000/- (Rupees Four Lakh Only) And Flat No 702 - Rs. 40,00,000/- (Rupees Forty Lakh Only) Flat No 702 - Earnest Money Deposit (EMD): Rs. 4,00,000/- (Rupees Four Lakh Only) Type of possession: Physical	Rs. 179985/- (Rupees One Lakh Seventy Nine Thousand Nine Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHIN0687000100194551 and an amount of Rs. 179985/- (Rupees One Lakh Seventy Nine Thousand Nine Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHIN0687000100195836 and an amount of Rs. 7320100/- (Rupees Seventy Three Lakh Twenty Thousand One Hundred Only) is due and payable by you under Agreement no. TCHHL0687000100192338 and an amount of Rs. 7350331/- (Rupees Seventy Three Lakh Fifty Thousand Three Hundred Thirty One Only) is due and payable by you under Agreement no. TCHHL0687000100192317 totalling to Rs. 15030401/- (Rupees One Crore Fifty Lakh Thirty Thousand Four Hundred One Only) 02-08-2025
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.					

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
23	TCHHL028 900010000 5673 & TCHHF028 900010000 7051 & TCHIN0289 000100007 294	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 Nine Only) 06-05-2023	Rs. 18,00,000/- (Rupees Eighteen Lakh Only) Earnest Money Deposit (EMD): Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only) Type of possession: Physical	Rs. 5400100/- (Rupees Five Four Lakh One Hundred Only) is due and payable by you under Agreement no. TCHHF0289000100007051 and an amount of Rs. 1041382/- (Rupees Ten Lakh Forty One Thousand Three Hundred Eighty Two Only) is due and payable by you under Agreement no. TCHIN0289000100007294 and an amount of Rs. 254187/- (Rupees Two Lakh Fifty Four Thousand One Hundred Eighty Seven Only) is due and payable by you under Agreement no. TCHHL0296000100088695 totalling to Rs. 6695669/- (Rupees Sixty Six Lakh Ninety Five Thousand Six Hundred Sixty Nine Only) 02-08-2025

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 Mohachiwadi, Nandivali, Dombivali East, Taluka Kalyan, District Thane

24	10173992 & 10162981	Mr. Suraj Umaji Ghagare Mr. Houserao Umaji Ghagare Mrs. Shalan Umaji Ghagare	Rs. 1908489/- (Rupees Nineteen Lakh Eight Thousand Four Hundred Eighty Nine Only) is due and payable by you under loan account No 10162981 and an amount of Rs. 56576/- (Rupees Fifty Six Thousand Five Hundred Seventy Six Only) is due and payable by you under loan account No 10173992 totalling to Rs. 1965065/- (Rupees Nineteen Lakh Sixty Five Thousand Sixty Five Only) 20-07-2023	Rs. 8,25,000/- (Rupees Eight Lakh Twenty Five Thousand Only) Earnest Money Deposit (EMD): Rs. 82,500/- (Rupees Eighty Two Thousand Five Hundred Only) Type of possession: Physical	Rs. 2832659/- (Rupees Twenty Eight Lakh Thirty Two Thousand Six Hundred Fifty Nine Only) is due and payable by you under Agreement no. 10162981 and an amount of Rs. 184358/- (Rupees One Lakh Eighty Four Thousand Three Hundred Fifty Eight Only) is due and payable by you under Agreement no. 10173992 totalling to Rs. 3017017/- (Rupees Thirty Lakh Seventeen Thousand Seventeen Only) 02-08-2025
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Description of the Immovable Property: All that piece and parcel of the Flat bearing No. 304, on the Third Floor, having area admeasuring about 750 Sq. Ft. (Built Up Area) in the Building known as Jijamata Sadan Co-Op. Housing Society Ltd. Constructed on the land bearing Survey No. 24A, Hissa No. 3, admeasuring about 1255.00 Sq. Mtrs., lying being and situated at Gaondevi Road, Nr. Marathi School, Diva (West), Taluka and District Thane - 400612 within the area of Sub Registrar of Assurance at Thane. (The area admeasuring about 750 Sq. Ft. is divided in two parts as Flat No. 304 is having admeasuring 350 Sq. Ft and Flat No. 305 having admeasuring 400 Sq. Ft. (Built Up area) respectively).

25	9158537	AVINASH PRABHAKAR MORE, MRS SARIKA AVINASH MORE	Rs. 4,28,585/- (Rupees Four Lakh Twenty Eight Thousand Five Hundred Eighty Five Only) 28-09-2023	Rs. 7,99,000/- (Rupees Seven Lakh Ninety Nine Thousand Only) Earnest Money Deposit (EMD): Rs. 79,900/- (Rupees Seventy Nine Thousand Nine Hundred Only) Type of possession: Physical	Rs. 714859/- (Rupees Seven Lakh Fourteen Thousand Eight Hundred Fifty Nine Only) 02-08-2025
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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

26	9937602	MR. DEVENDRA SHASHIKANT PATIL MRS. PRITI DEVENDRA PATIL	Rs. 8,78,569/- (Rupees Eight Lakh Seventy Eight Thousand Five Hundred Sixty Nine Only) 15-05-2024	Rs. 13,15,000/- (Rupees Thirteen Lakh Fifteen Thousand Only) Earnest Money Deposit (EMD): Rs. 1,31,500/- (Rupees One Lakh Thirty One Thousand Five Hundred Only) Type of possession: Physical	Rs. 1053264/- (Rupees Ten Lakh Fifty Three Thousand Two Hundred Sixty Four Only) 02-08-2025
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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 Naringi, 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 Naringi, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

27	9888836	MR GOPAL KRISHNA PADHY MRS RASHMITA G PADHY	Rs. 8,44,727/- (Rupees Eight Lakh Forty Four Thousand Seven Hundred Twenty Seven Only) 20-12-2022	Rs. 7,11,000/- (Rupees Seven Lakh Eleven Thousand Only) Earnest Money Deposit (EMD): Rs. 71,100 /- (Rupees Seventy One Thousand One Hundred Only) Type of possession: Physical	Rs. 1224156/- (Rupees Twelve Lakh Twenty Four Thousand One Hundred Fifty Six Only) 02-08-2025
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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 "UDAAN ARIA" 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.

28	9326999	MR. KANUCHARAN BANSIDHAR PANDA. MRS. SHANTILATA BANSIDHAR 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) Earnest Money Deposit (EMD): Rs. 55,000 /- (Rupees Fifty Five Thousand Only) Type of possession: Physical	Rs. 1956632/- (Rupees Nineteen Lakh Fifty Six Thousand Six Hundred Thirty Two Only) 02-08-2025
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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 still/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.

29	TCHHL068 300010016 8630 & TCHIN0683 000100169 153 & TCHIN0687 000100244 789	Mr. SHAILENDRA KUMAR YADAV MRS. NILAM YADAV	Rs. 16,48,984 /- (Rupees Sixteen Lakh Forty Eight Thousand Nine Hundred and Eighty Four Only) is due and payable by you under Agreement no. TCHHL0683000100168630 and an amount of Rs. 69,547 /- (Rupees Sixty Nine Thousand Five Hundred and Forty Seven Only) is due and payable by you under Agreement No. TCHIN0683000100169153 and an amount of Rs. 1,03,704 /- (Rupees One Lakh Three Thousand Seven Hundred and Four Only) is due and payable by you under Agreement No. TCHIN0687000100244789, totalling to Rs. 18,22,235 /- (Rupees Eighteen Lakh Twenty Two Thousand Two Hundred and Thirty Five Only), 09-10-2024	Rs. 15,40,000/- (Rupees Fifteen Lakh Forty Thousand Only) Earnest Money Deposit (EMD): Rs. 1,54,000 /- (Rupees One Lakh Fifty Four Thousand Only) Type of possession: Physical	Rs. 1888799/- (Rupees Eighteen Lakh Eighty Eight Thousand Seven Hundred Ninety Nine Only) is due and payable by you under Agreement no. TCHIN0683000100169153 and an amount of Rs. 84565/- (Rupees Eighty Four Thousand Five Hundred Sixty Five Only) is due and payable by you under Agreement no. TCHIN0687000100244789 and an amount of Rs. 123240/- (Rupees One Lakh Twenty Three Thousand Two Hundred Forty Only) is due and payable by you under Agreement no. 10687013 totalling to Rs. 2096604/- (Rupees Twenty Lakh Ninety Six Thousand Six Hundred Four Only) 02-08-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 302, C-Wing, Carpet Area 39.40 Sq. Mtrs situated on 3rd Floor, in the building known as "Sakina Residency" on land bearing survey No. 826, Plot No. 142 & 143 situate at Village Mahim, taluka and district Palghar.

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 the sale of the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal <https://BidDeal.in> on 29-08-2025 between 2.00 PM to 3.00 PM with limited Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned.

2. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

3. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

4. All the Bids submitted for the purchase of the property shall be accompanied by a Demand Draft drawn in favour of the undersigned and payable to the order of the undersigned.

5. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of 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.

6. For reasons recorded, it shall be in the discretion of the Authorised Officer to accept or reject any bid which is offered appears so clearly inadequate as to make it inadvisable to do so.

7. The person declared as a successful bidder shall, immediately after such declaration, deposit the earnest money of Rs. 10,00,000/- (Rupees Ten Lakh Only) with the undersigned.

8. The person declared as a successful bidder shall, immediately after such declaration, deposit the earnest money of Rs. 10,00,000/- (Rupees Ten Lakh Only) with the undersigned.

9. In default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty.

10. 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 no payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD to the property.

11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per the property including statutory liabilities arrears of property tax, electricity etc.

12. For any other details or for procedure online training on e-auction contact the undersigned at the following address: Hasting Colony, VIP Nagar, Anandapur, Kolkata 700 100 through its coordinators, Auction.Manager@BidDeal.in or Manish Bansal, Email id M.Bansal@BidDeal.in.

13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment of TDS shall be submitted to our company.

14. Please refer to the below link provided in secured creditor's website <https://surl.cc/meaiop> for the above details.

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties are requested to contact the undersigned for any further information.

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties are requested to contact the undersigned for any further information.

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<p>Rs. Fifty Only) under no. 051 and 41382/- One hundred and seventy two 94 007294 54187/- Four Eighty payable ent no. 088695 95669/- Ninety Hundred</p>	<p>30 TCHHL029 600010013 7328 & TCHIN0296 000100140 227 & TCHHF029 600010014 2214 & TCHIN0296 000100148 598</p>	<p>ABHIMANYU RAMCHANDRA MISHRA, Mrs. Nirmala Devi</p>	<p>Rs. 15,60,232/- (Rupees Fifteen Lakh Sixty Thousand Two Hundred and Thirty Two Only) is due and payable by you under Agreement no. TCHHL0296000100137328 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. TCHHF0296000100142214 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. TCHIN0296000100140227 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)</p>	<p>Rs. 18,25,000/- (Rupees Eighteen Lakh Twenty Five Thousand Only) Earnest Money Deposit (EMD): Rs. 1,82,500 /- (Rupees One Lakh Eighty Two Thousand Five Hundred Only) Type of possession: - Physical</p>	<p>Rs. 1912462/- (Rupees Nineteen Lakh Twelve Thousand Four Hundred Sixty Two Only) is due and payable by you under Agreement no. TCHHL0296000100137328 and an amount of Rs. 79308/- (Rupees Seventy Nine Thousand Three Hundred Eight Only) is due and payable by you under Agreement no. TCHIN0296000100140227 and an amount of Rs. 78553/- (Rupees Seventy Eight Thousand Five Hundred Fifty Three Only) is due and payable by you under Agreement no. TCHIN0296000100148598 and an amount of Rs. 737406/- (Rupees Seven Lakh Thirty Seven Thousand Four Hundred Six Only) is due and payable by you under Agreement no. TCHHF0296000100142214 totalling to Rs. 2807729/- (Rupees Twenty Eight Lakh Seven Thousand Seven Hundred Twenty Nine Only) 02-08-2025</p>
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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 Ambernath, District Thane, and bounded within the limits of Kulgaon-Badiapur Municipal Corporation.

<p>Twenty thousand Only) is u under and an Rupees thousand ent Only) u under 73992 7017/- venteen ly)</p>	<p>31 TCHHL029 600010008 8695 & 10133063 & TCHIN060 100010006 2308</p>	<p>MR. JITENDRA VASANTRAO MAHALE MRS. NIRMALA VASANT MAHALE,</p>	<p>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. 125611/- (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, totaling to Rs. 1499362/- (Rupees Fourteen Lakh Ninety Nine Thousand Three Hundred Sixty Two Only)</p>	<p>Rs. 9,70,000/- (Rupees Nine Lakh Seventy Thousand Only) Earnest Money Deposit (EMD): Rs. 97,000 /- (Rupees Ninety Seven Thousand Only) Type of possession: Physical</p>	<p>Rs. 1702598/- (Rupees Seventeen Lakh Two Thousand Five Hundred Ninety Eight Only) is due and payable by you under Agreement no. TCHIN0601000100062308 and an amount of Rs. 245384/- (Rupees Two Lakh Forty Five Thousand Three Hundred Eighty Four Only) is due and payable by you under Agreement no. 10133063 and an amount of Rs. 170095/- (Rupees One Lakh Seventy Thousand Ninety Five Only) is due and payable by you under Agreement no. TCHHL0683000100168630 totalling to Rs. 2118077/- (Rupees Twenty One Lakh Eighteen Thousand Seventy Seven Only) 02-08-2025</p>
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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.

<p>Rs. in the Thane- en Lakh Two</p>	<p>32 TCHHL063 600010007 0033 & TCHIN0636 000100071 022</p>	<p>Mr. Nilesh Prakash Telang Mrs. Sujata Dhananjay Diwanji</p>	<p>Rs. 151425/- (Rupees One Lakh Fifty One Thousand Four Hundred Twenty Five Only) is due and payable by you under loan account No. TCHIN0636000100071022, and an amount of Rs. 1099344/- (Rupees Ten Lakh Ninety Nine Thousand Three Hundred Forty Four Only) is due and payable by you under loan account No. TCHHL0636000100070033 totaling to Rs. 1250769/- (Rupees Twelve Lakh Fifty Thousand Seven Hundred Sixty Nine Only)</p>	<p>Rs. 8,00,000/- (Rupees Eight Lakh Only) Earnest Money Deposit (EMD): Rs. 80,000 /- (Rupees Eighty Thousand Only) Type of possession: Physical</p>	<p>Rs. 1631982/- (Rupees Sixteen Lakh Thirty One Thousand Nine Hundred Eighty Two Only) is due and payable by you under Agreement no. TCHHL0636000100070033 and an amount of Rs. 237609/- (Rupees Two Lakh Thirty Seven Thousand Six Hundred Nine Only) is due and payable by you under Agreement no. TCHIN0636000100071022 totalling to Rs. 1869591/- (Rupees Eighteen Lakh Sixty Nine Thousand Five Hundred Ninety One Only) 02-08-2025</p>
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Description of the Immovable Property: All that piece and parcel of the Flat No. 06, area admeasuring about 363.46 Sq. Ft (carpet), second floor of the building known as Building No. 0E-02 in "Shubh Griha", Tata Housing, Nr. HP Petrol Pump, Vasind, Shahapur, lying and situated at Old Survey No. 279,281,284, 286, 287, 288, 296, 298, 301 to 305, 306P, 308 to 312, 314, 315, 317, 318, 323, 339 to 344 in Village Khativali, Tal. Shahapur, District Thane- 421601.

