



TATA 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.

NOTICE FOR SALE OF IMMOVABLE PROPERTY

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

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **24-04-2026** on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **24-04-2026**. 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 **23-04-2026** 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, 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	10140876 & TCHIN0687 0001002609 02 & TCHIN0687 0001002808 53 & TCHIN0687 0001002997 90	Mr. PRASHANT KUMBH KUMAR, Mrs. HEMLTA PRASHANT SINGH,	Rs. 1,63,374/- is due and payable by you under Agreement no. TCHIN0687000100260902 and an amount of Rs. 1,54,717/- is due and payable by you under Agreement no. TCHIN0687000100280853 and an amount of Rs. 2,22,322/- is due and payable by you under Agreement no. TCHIN0687000100299790 and an amount of Rs. 6,86,276/- is due and payable by you under Agreement no. 10140876 Totalling to Rs. 12,26,689/- 11-09-2024	Rs. 15,33,000/- Earnest Money Deposit (EMD) :- Rs. 1,53,300/- Type of possession :- Physical	Rs. 274173/- is due and payable by you under Agreement no. TCHIN0687000100260902 and an amount of Rs. 208187/- is due and payable by you under Agreement no. TCHIN0687000100280853 and an amount of Rs. 287861/- is due and payable by you under Agreement no. TCHIN0687000100299790 and an amount of Rs. 924153/- is due and payable by you under Agreement no. 10140876 totalling to Rs. 1694374/- 13-03-2026

Description of the Immovable Property: All that piece and parcel of the Flat No. 207, on the Second Floor, Wing-A, in the Building known as LAARIHANT HARMONY, lying, being and situated at Village Ukul, Taluka Karjat, District Raigad, within the limits of Sub-Registrar Karjat and within the limits of Ukul Grampanchayat, Panchayat Sammittee Karjat, Zilla Parishad Raigad, Bhivpuri Road (East), District Karjat, Maharashtra

2	10005360	Mr. MOHDAZIM KHAN,	Rs. 13,33,272/- 15-10-2024	Rs. 12,42,000/- Earnest Money Deposit (EMD) :- Rs. 1,24,200/- Type of possession :- Physical	Rs. 1761152/- 13-03-2026
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Description of the Immovable Property: All that piece and parcel of the Flat No. 105, on the First Floor, admeasuring area of 360 Sq. ft. Carpet, in the building known as S.N. Plaza, lying being and situated at Village Mamdapur, Taluka Karjat, District Raigad, and within the jurisdiction of Sub Registrar Karjat

3	10520278 & 10552392 & TCHIN0687 0001001425 21 & TCHIN0687 0001002658 15	Mrs. Pragati P Karagutakar, Mr. Prashant Prakash Karagutakar, Mr. Ganesh Prakash Karagutakar	Rs. 17,55,254/- is due and payable by you under Agreement no. 10520278 and an amount of Rs. 1,46,550/- is due and payable by you under Agreement no. 10552392 and an amount of Rs. 3,66,356/- is due and payable by you under Agreement no. TCHIN0687000100142521 and an amount of Rs. 4,57,659/- is due and payable by you under Agreement no. TCHIN0687000100265815 Totalling to Rs. 27,25,819/- 03-11-2025	Rs. 29,00,000/- Earnest Money Deposit (EMD) :- Rs. 2,90,000/- Type of possession :- Physical	Rs. 385400/- is due and payable by you under Agreement no. TCHIN0687000100142521 and an amount of Rs. 485055/- is due and payable by you under Agreement no. TCHIN0687000100265815 and an amount of Rs. 1800133/- is due and payable by you under Agreement no. 10520278 and an amount of Rs. 154747/- is due and payable by you under Agreement no. 10552392 totalling to Rs. 2825335/- 13-03-2026
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Description of the Immovable Property: All that piece and parcel of Flat premises being No. 104, situated on the First Floor, B-Wing, Admeasuring 44.33 Sq. Mtrs. Built Up Area in the Building known as "Sai Kalp Apartment - Building No. 2" Nilemore, Nallasopara (West), Taluka Vasai, District Palghar, situated on the land bearing Survey No. 125 & 128, Plot No. 10 of Village Nilemore, and Survey No. 36, Hissa No. 6 of Village Sopara, Taluka Vasai, District Palghar, within the Jurisdiction of Sub- Registrar Vasai, District Palghar and Vasai Virar City Municipal Corporation.

4	TCHIN0687 0001002658 15	Mr. Mohdazim Khan,	Rs. 10,26,503/-	Rs. 11,56,000/-	Rs. 1120535/-
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4	TCHHL0636 0001000847 44	Mr. Shivaji Dattatray Waghdole Mrs. Poonam Shivaji Waghdole,	Rs. 10,26,503/- 16-07-2025	Rs. 11,56,000/- Earnest Money Deposit (EMD) :- Rs. 1,15,600 /- Type of possession:- Physical	Rs. 1120535/- 13-03-2026
Description of the Immovable Property: All that piece and parcel of the Flat No. 303, on the Third Floor in the building known as "Brahma Greens" having built up area of 241 Sq. Ft., carpet area situate at all that piece and parcel of land bearing S. No. 169/35 situate at Mamdapur, Taluka Karjat, District Raigad, within the jurisdiction of Sub-registrar assurance, Karjat, within the registration district Raigad, within the territorial jurisdiction of Grampanchayat Mamdapur					
5	10612412 & 10613834 & TCHIN0687 0001000979 62	Mr. RAJKUMAR SHIBU YADAV, Mrs. SAVITRIDEVI YADAV	Rs. 9,32,178/- is due and payable by you under Agreement no. 10612412. and an amount of Rs. 94,124/- is due and payable by you under Agreement no. 10613834 and an amount of Rs. 2,78,209/- is due and payable by you under Agreement no. TCHIN0687000100097962. Totalling to Rs. 13,04,511/-	Rs. 11,52,000/- Earnest Money Deposit (EMD) :- Rs. 1,15,200 /- Type of possession:- Physical	Rs. 310864/- is due and payable by you under Agreement no. TCHIN0687000100097962 and an amount of Rs. 1054445/- is due and payable by you under Agreement no. 10612412 and an amount of Rs. 110792/- is due and payable by you under Agreement no. 10613834 totalling to Rs. 1476101/- 13-03-2026
Description of the Immovable Property: All that piece and parcel of the Flat No. 301, on the Third Floor, B-Wing, of the Building known as SAURABH RESIDENCY, admeasuring area of 19.68 Sq. Mtrs (carpet Area), situated at Village Ukul, Taluka Karjat, District Raigad, within the limits of Sub-Registrar Karjat, and within the limits of Ukul Grampanchayat, Panchayat Sammittee Karjat, Zilla Panshad Raigad, bearing Survey No. 84, Hissa No. 1A.					
6	10662735 & 10679249	Mr. PANKESH SURESH KAMBLE Mrs. HIRA SURESH KAMBLE,	Rs. 1244221/- is due and payable by you under loan account No. 10662735 and an amount of Rs. 39214/- is due and payable by you under loan account No. 10679249, totaling to Rs. 1283435/-	Rs. 12,51,000/- Earnest Money Deposit (EMD) :- Rs. 1,25,100 /- Type of possession:- Physical	Rs. 1382267/- is due and payable by you under Agreement no. 10662735 and an amount of Rs. 50520/- is due and payable by you under Agreement no. 10679249 totaling to Rs. 1432787/- 13-03-2026
Description of the Immovable Property: All that piece and parcel of the Flat No. 607, admeasuring 21.93 Sq. Mtrs. (Carpet Area) approximately equivalent to 236 Sq. Ft. (Carpet Area) plus exclusive balcony area admeasuring 5.76 Sq. Mtrs. approximately equivalent to 62 Sq. Ft. on the 6th Floor of the Building C-1, Olympeo Riverside, situated at Village Avsare, Taluka Karjat, within the limits of District Raigad.					

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

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

The E-auction of the properties will take place through portal <https://auctionbazaar.com> on 24-04-2026 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 16-04-2026 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, Litigations 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. before submitting the bid. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, I Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad - 500082 Email Id : contact@auctionbazaar.com / support@auctionbazaar.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://surl.in/megvgy> 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 :- 23-03-2026

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd.