

TATA CAPITAL HOUSING FINANCE LIMITED

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

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

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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 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-Borrower. Auction at 2.00 P.M. on the said 28-11-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction should be submitted by the said date. 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	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. 1,80,00,000/- (Rupees One Crore Eighty Lakh Only) Earnest Money Deposit (EMD): - Rs. 18,00,000 /- (Rupees Eighteen Lakh Only) Type of possession: - Physical	Rs. 21605220/- (Rupees Two Crore Sixteen Lakh Five Thousand Two Hundred Twenty Only) 31-10-2025	7

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., a 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

2	TCHIN0687 000100124 542 & TCHHL068 700010012 2797 & TCHIN0687 000100186 697 & TCHIN0687 000100295 800	Mr. MEHUL PRATAP BHANUSHALI Mr. MAHESH PRATAP BHANUSHALI Ms. JAYSHREE P BHANUSHALI	Rs. 1,37,802/- (Rupees One Lakh Thirty Seven Thousand Eight Hundred and Two Only) is due and payable by you under Agreement no. TCHIN0687000100124542 and an amount of Rs. 42,42,918/- (Rupees Forty Two Lakh Forty Two Thousand Nine Hundred and Eighteen Only) is due and payable by you under Agreement no. TCHHL0687000100122797 and an amount of Rs. 7,75,045/- (Rupees Seven Lakh Seventy Five Thousand and Forty Five Only) is due and payable by you under Agreement no. TCHIN0687000100186697 and an amount of Rs. 8,89,067/- (Rupees Eight Lakh Eighty Nine Thousand and Sixty Seven Only) is due and payable by you under Agreement no. TCHIN0687000100295800 totalling to Rs. 60,44,832/- (Rupees Sixty Lakh Forty Four Thousand Eight Hundred and Thirty Two Only) 13-08-2024	Rs. 55,00,000/- (Rupees Fifty Five Lakh Only) Earnest Money Deposit (EMD): - Rs. 5,50,000 /- (Rupees Five Lakh Fifty Thousand Only) Type of possession: - Physical	Rs. 185114/- (Rupees One Lakh Eighty Five Thousand One Hundred Fourteen Only) is due and payable by you under Agreement no. TCHIN0687000100124542 and an amount of Rs. 4888418/- (Rupees Forty Eight Lakh Eighty Eight Thousand Four Hundred Eighteen Only) is due and payable by you under Agreement no. TCHHL0687000100122797 and an amount of Rs. 918041/- (Rupees Nine Lakh Eighteen Thousand Forty One Only) is due and payable by you under Agreement no. TCHIN0687000100295800 totalling to Rs. 7058071/- (Rupees Seventy Lakh Fifty Eight Thousand Seventy One Only) 31-10-2025	De Fl Va Mu 8
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Description of the Immovable Property: Flat No. 102, on the First Floor, admeasuring 855 Sq. Ft., Built Up Area, (79.46 Sq. Mtrs) in the Building known as Rahi Plaza, Co-Op. Housing Society Ltd., Building No. 2, situated at Gandhi Nagar, Dombivli (W) Kalyan, District Thane, Maharashtra- 421201.

3	10456686 & 10453721 & 10461595 & 10461551	MR. KALIMMOHD AYUB KHAN MR SHABAZ KALIM KHAN MRS. REHANAPARVEEN KALIM KHAN	Rs. 1281768/- (Rupees Twelve Lakh Eighty One Thousand Seven Hundred Sixty Eight Only) is due and payable by you under Agreement no. 10453721 and an amount of Rs. 2633981/- (Rupees Twenty Six Lakh Thirty Three Thousand Nine Hundred Eighty One Only) is due and payable by you under Agreement no. 10456686 and an amount of Rs. 20134/- (Rupees Twenty Thousand One Hundred Thirty Four Only) is due and payable by you under Agreement no. 10461551 and an amount of Rs. 26704/- (Rupees Twenty Six Thousand Seven Hundred Four Only) is due and payable by you under Agreement no. 10461595 totalling to Rs. 3962587/- (Rupees Thirty Nine Lakh Sixty Two Thousand Five Hundred Eighty Seven Only) 27-04-2023	Flat No. 105 & Flat No. 106 - 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. 3861591/- (Rupees Thirty Eight Lakh Sixty One Thousand Five Hundred Ninety One Only) is due and payable by you under Agreement no. 10456686 and an amount of Rs. 1937550/- (Rupees Nineteen Lakh Thirty Seven Thousand Five Hundred Fifty Only) is due and payable by you under Agreement no. 10453721 and an amount of Rs. 37112/- (Rupees Thirty Seven Thousand One Hundred Twelve Only) is due and payable by you under Agreement no. 10461595 and an amount of Rs. 26045/- (Rupees Twenty Six Thousand Forty Five Only) is due and payable by you under Agreement no. 10461551 totalling to Rs. 5862298/- (Rupees Fifty Eight Lakh Sixty Two Thousand Two Hundred Ninety Eight Only) 31-10-2025	De Blo 17 Th 9
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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.

4	TCHIN0687 000100094 621 & TCHHL068 700010009 4015	Mr. KANCHAN CHANDRAKANT JHA Mrs. NIVINA CHANDRAKANT JHA	Rs. 1889091/- is due and payable by you under loan account No TCHHL0687000100094015 and an amount of Rs. 104616/- is due and payable by you under loan account No TCHIN0687000100094621 totalling to Rs. 1993707/- (Rupees Nineteen Lakh Ninety Three Thousand Seven Hundred Seven Only)	Rs. 12,00,000/- (Rupees Twelve Lakh Only) Earnest Money Deposit (EMD): - Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) Type of possession: - Physical	Rs. 2444744/- (Rupees Twenty Four Lakh Forty Four Thousand Seven Hundred Forty Four Only) is due and payable by you under Agreement no. TCHHL0687000100094015 and an amount of Rs. 148713/- (Rupees One Lakh Forty Eight Thousand Seven Hundred Thirteen Only) is due and payable by you under Agreement no. TCHIN0687000100094621 totalling to Rs. 2593457/- (Rupees Twenty Five Lakh Ninety Three Thousand Four Hundred Fifty Seven Only) 31-10-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 306, admeasuring about 34.33 Sq. Mtrs Carpet Area On the 3rd Floor, C-Wing, in Brooklyn Park, Phase-IV, of Brooklyn Park, Village Dingre, Taluka Vasai, Virar (West), Palghar District, Maharashtra- 401303.

5	TCHHL068 700010020 8211 & TCHIN0687 000100209 805 & TCHIN0687 000100299 753 & TCHHF068 700010037 6116	Mr. SANDEEP RAMESH GAIKWAD Mrs. SONALI JAYANT DHOTRE	Rs. 15,26,523/- (Rupees Fifteen Lakh Twenty Six Thousand Five Hundred and Twenty Three Only) is due and payable by you under Agreement no. TCHHL0687000100208211 and an amount of Rs. 61,402/- (Rupees Sixty One Thousand Four Hundred Two Only) is due and payable by you under Agreement no. TCHIN0687000100209805 and an amount of Rs. 3,46,715/- (Rupees Three Lakh Forty Six Thousand Seven Hundred and Fifteen Only) is due and payable by you under Agreement no. TCHIN0687000100299753 totalling to Rs. 19,34,640/- (Rupees Nineteen Lakh Thirty Four Thousand Six Hundred and Forty Only) 13-08-2024	Rs. 16,70,000/- (Rupees Sixteen Lakh Seventy Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,67,000/- (Rupees One Lakh Sixty Seven Thousand Only) Type of possession: - Physical	Rs. 1708259/- (Rupees Seventeen Lakh Eight Thousand Two Hundred Fifty Nine Only) is due and payable by you under Agreement no. TCHHL0687000100208211 and an amount of Rs. 152770/- (Rupees One Lakh Fifty Two Thousand Seven Hundred Seventy Only) is due and payable by you under Agreement no. TCHHF0687000100376116 and an amount of Rs. 425884/- (Rupees Four Lakh Twenty Five Thousand Eight Hundred Eighty Four Only) is due and payable by you under Agreement no. TCHIN0687000100299753 and an amount of Rs. 81206/- (Rupees Eighty One Thousand Two Hundred Six Only) is due and payable by you under Agreement no. TCHIN0687000100209805 totalling to Rs. 2368119/- (Rupees Twenty Three Lakh Sixty Eight Thousand One Hundred Nineteen Only) 31-10-2025
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Description of the Immovable Property: The premises bearing Flat No. 307, Third Floor, E-Wing, admeasuring carpet area 26.253 Sq. Mtrs., CB Area 1.080 Sq. Mtr., balcony area 2.475 Sq. Mtrs., Terrace area 2.700 Sq. Mtrs., W.S area 3.938 Sq. Mtrs. In the Building known as Gokuldham lying being and situated at Village MAMDAPUR, Taluka KARJAT, District RAIGAD, Maharashtra-410101.

6	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. 1215632/- (Rupees Twelve Lakh Fifteen Thousand Six Hundred Thirty Two Only) 31-10-2025
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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.

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.
mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given
on shall be submitted to the Authorised Officer of the TCHFL on or before 27-11-2025 till 5.00 PM at Branch address TATA CAPITAL

below:

7	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 totalling to Rs. 18,17,925/- (Rupees Eighteen Lakh Seventeen Thousand Nine Hundred and Twenty Five Only) 08-10-2024	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only) Earnest Money Deposit (EMD): - Rs. 99,000/- (Rupees Ninety Nine Thousand Only) Type of possession: - Physical	Rs. 128478/- (Rupees One Lakh Twenty Eight Thousand Four Hundred Seventy Eight Only) is due and payable by you under Agreement no. TCHIN0687000100073947 and an amount of Rs. 1316502/- (Rupees Thirteen Lakh Sixteen Thousand Five Hundred Two Only) is due and payable by you under Agreement no. TCHHL0687000100072939 and an amount of Rs. 284634/- (Rupees Two Lakh Eighty Four Thousand Six Hundred Thirty Four Only) is due and payable by you under Agreement no. TCHIN0687000100112773 and an amount of Rs. 373781/- (Rupees Three Lakh Seventy Three Thousand Seven Hundred Eighty One Only) is due and payable by you under Agreement no. TCHIN0687000100248374 totalling to Rs. 2103395/- (Rupees Twenty One Lakh Three Thousand Three Hundred Ninety Five Only) 31-10-2025
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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 Sonivalli, Taluka Ambermath, District Thane, within the Limits of Kulgaoon Badlapur Municipal Council, and Registration Office Ulhasnagar 2 & 4, District Registrar Thane, Maharashtra

8	10151902 & 10119152	MRS. BHARATI HEMANT MANE MR. HEMANT MANOHAR MANE	Rs. 4,45,342/- (Rupees Four Lakh Forty Five Thousand Three Hundred Forty Two Only) is due and payable by you under Agreement no. 10119152 and an amount of Rs. 1,05,153/- (Rupees One Lakh Five Thousand One Hundred Fifty Three Only) is due and payable by you under Agreement no. 10151902 totalling to Rs. 5,50,495/- (Rupees Five Lakh Fifty Thousand Four Hundred Ninety Five Only) 16-03-2020	Rs. 5,10,000/- (Rupees Five Lakh Ten Thousand Only) Earnest Money Deposit (EMD): - Rs. 51,000/- (Rupees Fifty One Thousand Only) Type of possession: - Physical	Rs. 404772/- (Rupees Four Lakh Four Thousand Seven Hundred Seventy Two Only) is due and payable by you under Agreement no. 10151902 and an amount of Rs. 999510/- (Rupees Nine Lakh Ninety Nine Thousand Five Hundred Ten Only) is due and payable by you under Agreement no. 10119152 totalling to Rs. 1404282/- (Rupees Fourteen Lakh Four Thousand Two Hundred Eighty Two Only) 02-09-2025
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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), 172/2/2 (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.

9	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 totalling to Rs. 62,38,597/- (Rupees Sixty Two Lakh Thirty Eight Thousand Five Hundred and Ninety Seven Only) 06-06-2024	Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only) Earnest Money Deposit (EMD): - Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only) Type of possession: - Physical	Rs. 7277115/- (Rupees Seventy Two Lakh Seventy Seven Thousand One Hundred Fifteen Only) is due and payable by you under Agreement no. TCHHL0696000100232053 and an amount of Rs. 56337/- (Rupees Fifty Six Thousand Three Hundred Thirty Seven Only) is due and payable by you under Agreement no. TCHIN0696000100233123 totalling to Rs. 7333452/- (Rupees Seventy Three Lakh Thirty Three Thousand Four Hundred Fifty Two Only) 31-10-2025
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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

10	10582327	Mr Sagar Kundlik Kumbhar Mrs Reshma Laxmandas Kungwani Space Hardware & Design Private Limited	Rs. 93,38,141/- (Rupees Ninety Three Lakh Forty Two Thousand One Hundred Forty One Only) 12-09-2024	Rs. 92,00,000/- (Rupees Ninety Two Lakh Only) Earnest Money Deposit (EMD): - Rs. 9,20,000/- (Rupees Nine Lakh Twenty Thousand Only) Type of possession: - Physical	Rs. 11687610/- (Rupees One Crore Sixteen Lakh Eighty Seven Thousand Six Hundred Ten Only) 31-10-2025
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Description of the Immovable Property: All the piece and parcel of the Flat No 164, admeasuring approximately 59.79 sq meters carpet area that is approximately 644 square feet carpet area on 16th floor, together with one vehicle parking space Kalpataru Paramount Tower II, Daffodil Colorchem Near Kapurbawadi Jun Thane West, Thane Maharashtra

11	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. 2032171/- (Rupees Twenty Lakh Thirty Two Thousand One Hundred Seventy One Only) 31-10-2025
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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.

12	TCHHL063 600010018 4649 & TCHIN0636 000100189 786	MRS. RAJANI MANORANJAN PANIGRAHI MR. MANORANJAN KUNJ PANIGRAHI,	Rs. 1,42,035/- (Rupees One Lakhs 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. 9,50,000/- (Rupees Nine Lakh Fifty Thousand Only) Earnest Money Deposit (EMD): - Rs. 95,000/- (Rupees Ninety Five Thousand Only) Type of possession: - Physical	Rs. 2530813/- (Rupees Twenty Five Lakh Thirty Thousand Eight Hundred Thirteen Only) is due and payable by you under Agreement no. TCHHL0636000100184649 and an amount of Rs. 276065/- (Rupees Two Lakh Seventy Six Thousand Sixty Five Only) is due and payable by you under Agreement no. TCHIN0636000100189786 totalling to Rs. 2806878/- (Rupees Twenty Eight Lakh Six Thousand Eight Hundred Seventy Eight Only) 31-10-2025
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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 knoen as Shubb 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. 2359649/- (Rupees Twenty Three Lakh Fifty Nine Thousand Six Hundred Forty Nine Only) 31-10-2025
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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, 172/2/6, 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.

14	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. 1183296/- (Rupees Eleven Lakh Eighty Three Thousand Two Hundred Ninety Six Only) is due and payable by you under Agreement no. 10579889 and an amount of Rs. 250904/- (Rupees Two Lakh Fifty Thousand Nine Hundred Four Only) is due and payable by you under Agreement no. TCHIN0687000100098743 totalling to Rs. 1434200/- (Rupees Fourteen Lakh Thirty Four Thousand Two Hundred Only) 31-10-2025
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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, Umroll, Off. Karjat- Neral Road, Village Garpoli, Bhivpuri District, Raigad District, Maharashtra- 410201.

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 28-11-2025 on "As is given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset/ property shall be sold by E-AL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS,

15	TCHIN0058 000100295 846 & TCHHL005 800010029 5398	Mr. SUNIL ASHOK TAPARE, Mrs. PADAMABAI ASHOK TAPARE	Rs. 1,36,644/- (Rupees One Lakh Thirty Six Thousand Six Hundred and Forty Four Only) is due and payable by you under Agreement no. TCHIN0058000100295846 and an amount of Rs. 10,30,801/- (Rupees Ten Lakh Thirty Thousand Eight Hundred and One Only) is due and payable by you under Agreement no. TCHHL0058000100295398 and totalling to Rs. 11,67,445/- (Rupees Eleven Lakh Sixty Seven Thousand Four Hundred and Forty Five Only)	Rs. 11,75,000/- (Rupees Eleven Lakh Seventy Five Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,17,500/- (Rupees One Lakh Seventeen Thousand Five Hundred Only) Type of possession: - Physical	Rs. 159392/- (Rupees One Lakh Fifty Nine Thousand Three Hundred Ninety Two Only) is due and payable by you under Agreement no. TCHIN0058000100295846 and an amount of Rs. 1159576/- (Rupees Eleven Lakh Fifty Nine Thousand Five Hundred Seventy Six Only) is due and payable by you under Agreement no. TCHHL0058000100295398 totalling to Rs. 1318968/- (Rupees Thirteen Lakh Eighteen Thousand Nine Hundred Sixty Eight Only) 31-10-2025
11-12-2024					

Description of the Immovable Property: Flat No. 111, on the First Floor, of Wing- B, of complex known as "Bhawani Shankar Residency" which is to have total carpet area of 26.52 Sq. Mtrs. Situated at village Badlapur, Rohidaswada, Kanhor Road, Taluka Ambernath, District Thane, within local limits of Kulgaon Badlapur Municipal Council.

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. 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. 27,00,000/- (Rupees Twenty Seven Lakh Only) Flat No. 1105 - Earnest Money Deposit (EMD): - Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only) And Flat No 702 - Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only) Flat No 702 - Earnest Money Deposit (EMD): - Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only) Type of possession: - Physical	Rs. 186612/- (Rupees One Lakh Eighty Six Thousand Six Hundred Twelve Only) is due and payable by you under Agreement no. TCHIN0687000100194551 and an amount of Rs. 186612/- (Rupees One Lakh Eighty Six Thousand Six Hundred Twelve Only) is due and payable by you under Agreement no. TCHIN0687000100195836 and an amount of Rs. 7604040/- (Rupees Seventy Six Lakh Four Thousand Fourty Only) is due and payable by you under Agreement no. TCHHL0687000100192338 and an amount of Rs. 7559414/- (Rupees Seventy Five Lakh Fifty Nine Thousand Four Hundred Fourteen Only) is due and payable by you under Agreement no. TCHHL0687000100192317 totalling to Rs. 15536678/- (Rupees One Crore Fifty Five Lakh Thirty Six Thousand Six Hundred Seventy Eight Only) 31-10-2025
10-07-2024					

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.

17	TCHHL029 600010013 7590 & TCHIN0296 000100139 728 & TCHIN0687 000100210 800	Mr. GOPAL SISIR MANNA Mrs. JYOTSNA SHISHIR MANNA	Rs. 45,47,336/- (Rupees Forty Five Lakh Forty Seven Thousand Three Hundred and Thirty Six Only) is due and payable by you under Agreement no. TCHHL0296000100137590 and an amount of Rs. 1,49,981/- (Rupees One Lakh Forty Nine Thousand Nine Hundred and Eighty One Only) is due and payable by you under Agreement no. TCHIN0296000100139728 and an amount of Rs. 9,15,209/- (Rupees Nine Lakh Fifteen Thousand Two Hundred and Nine Only) is due and payable by you under Agreement no. TCHIN0687000100210800 totalling to Rs. 56,12,526/- (Rupees Fifty Six Lakh Twelve Thousand Five Hundred and Twenty Six Only)	Rs. 51,00,000/- (Rupees Fifty One Lakh Only) Earnest Money Deposit (EMD): - Rs. 5,10,000/- (Rupees Five Lakh Ten Thousand Only) Type of possession: - Physical	Rs. 5149044/- (Rupees Fifty One Lakh Forty Nine Thousand Forty Four Only) is due and payable by you under Agreement no. TCHHL0296000100137590 and an amount of Rs. 1099175/- (Rupees Ten Lakh Ninety Nine Thousand One Hundred Seventy Five Only) is due and payable by you under Agreement no. TCHIN0687000100210800 and an amount of Rs. 168937/- (Rupees One Lakh Sixty Eight Thousand Nine Hundred Thirty Seven Only) is due and payable by you under Agreement no. TCHIN0296000100139728 totalling to Rs. 6417156/- (Rupees Sixty Four Lakh Seventeen Thousand One Hundred Fifty Six Only) 31-10-2025
10-09-2024					

Description of the Immovable Property: Flat No. P-0402, 4th Floor, Project named Lakeshore Greens, Building named as Casa Elite, Admeasuring carpet area of 500 Sq. Ft. equivalent to 46.47 Sq. Mtrs., Survey No. 96/2A, 150/2A, 150/2B, 95/3, 150/3, 150/4A + 4B, 97 and 96/2A, Village Khoni, Near Khidkaleshwar Temple, Kalyan Shil Road, Dombivli (East), Thane, Maharashtra

18	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)	Rs. 16,00,000/- (Rupees Sixteen Lakh Only) Earnest Money Deposit (EMD): - Rs. 1,60,000/- (Rupees One Lakh Sixty Thousand Only) Type of possession: - Physical	Rs. 5581530/- (Rupees Fifty Five Lakh Eighty One Thousand Five Hundred Thirty Only) is due and payable by you under Agreement no. TCHHL0289000100005673 and an amount of Rs. 1078429/- (Rupees Ten Lakh Seventy Eight Thousand Four Hundred Twenty Nine Only) is due and payable by you under Agreement no. TCHHF0289000100007051 and an amount of Rs. 263634/- (Rupees Two Lakh Sixty Three Thousand Six Hundred Thirty Four Only) is due and payable by you under Agreement no. TCHIN0289000100007294 totalling to Rs. 6923593/- (Rupees Sixty Nine Lakh Twenty Three Thousand Five Hundred Ninety Three Only) 31-10-2025
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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

19	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. 21,00,000/- (Rupees Twenty One Lakh Only) Earnest Money Deposit (EMD): - Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only) Type of possession: - Physical	Rs. 415704/- (Rupees Four Lakh Fifteen Thousand Seven Hundred Four Only) is due and payable by you under Agreement no. TCHIN0296000100214079 and an amount of Rs. 5185416/- (Rupees Fifty One Lakh Eighty Five Thousand Four Hundred Sixteen Only) is due and payable by you under Agreement no. TCHHL0296000100210606 totalling to Rs. 5601120/- (Rupees Fifty Six Lakh One Thousand One Hundred Twenty Only) 31-10-2025
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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

20	TCHHL063 600010010 7605 & TCHIN0636 000100108 834	MR. RAMESHCHAND HARISH VISHWAKARMA, MRS. REENA RAMESHCHAND VISHWAKARMA	Rs. 3088262/- (Rupees Thirty Lakh Sixty Eight Thousand Two Hundred Sixty Two Only) is due and payable by you under loan account No TCHHL0636000100107605 and an amount of Rs. 226250/- (Rupees Two Lakh Twenty Six Thousand Two Hundred Fifty Only) is due and payable by you under loan account No TCHIN0636000100108834 totalling to Rs. 3294512/- (Rupees Thirty Two Lakh Ninety Four Thousand Five Hundred Twelve Only)	Rs. 17,90,000/- (Rupees Seventeen Lakh Ninety Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,79,000/- (Rupees One Lakh Seventy Nine Thousand Only) Type of possession: - Physical	Rs. 4020207/- (Rupees Forty Lakh Twenty Thousand Two Hundred Seven Only) is due and payable by you under Agreement no. TCHHL0636000100107605 and an amount of Rs. 294433/- (Rupees Two Lakh Ninety Four Thousand Four Hundred Thirty Three Only) is due and payable by you under Agreement no. TCHIN0636000100108834 totalling to Rs. 4314640/- (Rupees Forty Three Lakh Fourteen Thousand Six Hundred Forty Only) 31-10-2025
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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.

21	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. 3849632/- (Rupees Thirty Eight Lakh Forty Nine Thousand Six Hundred Thirty Two Only) is due and payable by you under Agreement no. 10433895 and an amount of Rs. 164603/- (Rupees One Lakh Sixty Four Thousand Six Hundred Three Only) is due and payable by you under Agreement no. 10435349 totalling to Rs. 4014235/- (Rupees Forty Lakh Fourteen Thousand Two Hundred Thirty Five Only) 31-10-2025
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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 Shahapur, Mouje- Khadi, District- Thane

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
22	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) 12-07-2022	Rs. 8,00,000/- (Rupees Eight Lakh Only) Earnest Money Deposit (EMD): - Rs. 80,000/- (Rupees Eighty Thousand Only) Type of possession: - Physical	Rs. 1869395/- (Rupees Eighteen Lakh Sixty Nine Thousand Three Hundred Ninety Five Only) is due and payable by you under Agreement no. TCHHL0296000100074295 and an amount of Rs. 1381510/- (Rupees Thirteen Lakh Eighty One Thousand Five Hundred Ten Only) is due and payable by you under Agreement no. TCHHF0296000100074291 totalling to Rs. 3250905/- (Rupees Thirty Two Lakh Fifty Thousand Nine Hundred Five Only) 31-10-2025

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

23	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. TCHHF0296000100073278. 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. TCHHL0296000100072886. totalling to Rs. 19,00,679/- (Rupees Nineteen Lakhs and Six Hundred and Seventy Nine Only) 30-12-2023	Rs. 11,99,000/- (Rupees Eleven Lakh Ninety Nine Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,19,900 /- (Rupees One Lakh Nineteen Thousand Nine Hundred Only) Type of possession: - Physical	Rs. 661398/- (Rupees Six Lakh Sixty One Thousand Three Hundred Ninety Eight Only) is due and payable by you under Agreement no. TCHHF0296000100072892 and an amount of Rs. 1683865/- (Rupees Sixteen Lakh Eighty Three Thousand Eight Hundred Sixty Five Only) is due and payable by you under Agreement no. TCHHL0296000100072886 and an amount of Rs. 183015/- (Rupees One Lakh Eighty Three Thousand Fifteen Only) is due and payable by you under Agreement no. TCHHF0296000100073278 totalling to Rs. 2528278/- (Rupees Twenty Five Lakh Twenty Eight Thousand Two Hundred Seventy Eight Only) 31-10-2025
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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

24	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. 1,12,717/- (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. 2713201/- (Rupees Twenty Seven Lakh Thirteen Thousand Two Hundred One Only) is due and payable by you under Agreement no. 10118954 and an amount of Rs. 404528/- (Rupees Four Lakh Four Thousand Five Hundred Twenty Eight Only) is due and payable by you under Agreement no. 10123500 totalling to Rs. 3117729/- (Rupees Thirty One Lakh Seventeen Thousand Seven Hundred Twenty Nine Only) 31-10-2025
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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.

25	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. 2469907/- (Rupees Twenty Four Lakh Sixty Nine Thousand Nine Hundred Seven Only) is due and payable by you under Agreement no. 10110987 and an amount of Rs. 577709/- (Rupees Five Lakh Seventy Seven Thousand Seven Hundred Nine Only) is due and payable by you under Agreement no. 10114664 totalling to Rs. 3047616/- (Rupees Thirty Lakh Forty Seven Thousand Six Hundred Sixteen Only) 31-10-2025
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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.					
26	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. 2607679/- (Rupees Twenty Six Lakh Seven Thousand Six Hundred Seventy Nine Only) 31-10-2025
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.					
27	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. 2520585/- (Rupees Twenty Five Lakh Twenty Thousand Five Hundred Eighty Five Only) 31-10-2025
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- 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.					
28	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. 751835/- (Rupees Seven Lakh Fifty One Thousand Eight Hundred Thirty Five Only) 31-10-2025
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					
At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further c NOTE: The E-auction of the properties will take place through portal https://auctionbazaar.com on 28-11-2025 between 2.00 PM to 5.00 PM. Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the owner. 2. 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 and the Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be valid for 15 days from the date of submission of the bid. 5. The Demand Drafts will be returned to the unsuccessful bidders after auction. For a successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the amount 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 auctioneer to accept or reject any bid. 7. The successful bidder shall be required to deposit the amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) within 24 hours of the date of the sale. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit the amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) with the Auctioneer. 9. The successful bidder shall, immediately after such declaration, deposit the amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) with the Auctioneer. 10. The successful bidder shall, immediately after such declaration, deposit the amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) with the Auctioneer. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable, shall be disclosed to the successful bidder. 12. For any other details or for procedure online training, please refer to the website https://www.tatacapital.com/property-disposal.html . 13. TDS of 1% will be applicable and payable by the bidder. 14. Please refer to the below 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.					
Place: Mumbai Date :- 12-11-2025					

29	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. 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. 2982785/- (Rupees Twenty Nine Lakh Eighty Two Thousand Seven Hundred Eighty Five Only) is due and payable by you under Agreement no. 10162981 and an amount of Rs. 212331/- (Rupees Two Lakh Twelve Thousand Three Hundred Thirty One Only) is due and payable by you under Agreement no. 10173992 totalling to Rs. 3195116/- (Rupees Thirty One Lakh Ninety Five Thousand One Hundred Sixteen Only) 31-10-2025
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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).

30	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. 1278021/- (Rupees Twelve Lakh Seventy Eight Thousand Twenty One Only) 31-10-2025
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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 "UDAA N 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.

31	TCHHL029 600010013 7328 & TCHIN0296 000100140 227 & TCHHF029 600010014 2214 & TCHIN0296 000100148 598	ABHIMANYU RAMCHANDRA MISHRA, Mrs. Nirmala Devi	Rs. 15,60,232/- (Rupees Fifteen Lakh Sixty Thousand Two Hundred and Thirty Two Only) is due and payable by you under Agreement no. 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) 06-04-2024	Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,35,000/- (Rupees One Lakh Thirty Five Thousand Only) Type of possession: - Physical	Rs. 1964277/- (Rupees Nineteen Lakh Sixty Four Thousand Two Hundred Seventy Seven Only) is due and payable by you under Agreement no. TCHHL0296000100137328 and an amount of Rs. 82883/- (Rupees Eighty Two Thousand Eight Hundred Eighty Three Only) is due and payable by you under Agreement no. TCHIN0296000100140227 and an amount of Rs. 82289/- (Rupees Eighty Two Thousand Two Hundred Eighty Nine Only) is due and payable by you under Agreement no. TCHIN0296000100148598 and an amount of Rs. 762557/- (Rupees Seven Lakh Sixty Two Thousand Five Hundred Fifty Seven Only) is due and payable by you under Agreement no. TCHHF0296000100142214 totalling to Rs. 2892006/- (Rupees Twenty Eight Lakh Ninety Two Thousand Six Only) 31-10-2025
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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 Ambarnath, District Thane, and bounded within the limits of Kulgaon-Badlapur Municipal Corporation.

32	10255298 & 10272701	Mrs. VAISHALI DINESH DOLE Mr. Dinesh Sukadeo Dole	Rs. 16,95,717/- (Rupees Sixteen Lakhs Ninety-Five Thousand Seven Hundred Seventeen Only) is due and payable by you under the loan account number 10255298 and an amount of Rs.73,251/- (Rupees Seventy-Three Thousand Two Hundred Fifty One Only) is due and payable by you under the loan account number 10272701 i.e totalling to an amount of Rs. 17,68,968/- (Rupees Seventeen Lakhs Sixty-Eight Thousand Nine Hundred Sixty-Eight Only) 16-01-2024	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. 2429745/- (Rupees Twenty Four Lakh Twenty Nine Thousand Seven Hundred Forty Five Only) is due and payable by you under Agreement no. 10255298 and an amount of Rs. 109459/- (Rupees One Lakh Nine Thousand Four Hundred Fifty Nine Only) is due and payable by you under Agreement no. 10272701 totalling to Rs. 2539204/- (Rupees Twenty Five Lakh Thirty Nine Thousand Two Hundred Four Only) 31-10-2025
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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.

33	TCHHL029 600010008 8695 & 10133063 & TCHIN060 100010006 2308	MR. JITENDRA VASANTRAO MAHALE MRS. NIRMALA VASANT MAHALE,	Rs. 1231758/- (Rupees Twelve Lakh Thirty One Thousand Seven Hundred Fifty Eight Only) is due and payable by you under loan account No TCHHL0296000100088695 and an amount of Rs. 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)	Rs. 5,00,000/- (Rupees Five Lakh Only) Earnest Money Deposit (EMD): - Rs. 50,000 /- (Rupees Fifty Thousand Only) Type of possession: - Physical	Rs. 1771873/- (Rupees Seventeen Lakh Seventy One Thousand Eight Hundred Seventy Three Only) is due and payable by you under Agreement no. TCHHL0296000100088695 and an amount of Rs. 254050/- (Rupees Two Lakh Fifty Four Thousand Fifty Only) is due and payable by you under Agreement no. TCHIN0601000100062308 and an amount of Rs. 177884/- (Rupees One Lakh Seventy Seven Thousand Eight Hundred Eighty Four Only) is due and payable by you under Agreement no. 10133063 totalling to Rs. 2203807/- (Rupees Twenty Two Lakh Three Thousand Eight Hundred Seven Only) 31-10-2025
			12-10-2023		

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.

34	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, totaling to Rs. 18,22,235 /- (Rupees Eighteen Lakh Twenty Two Thousand Two Hundred and Thirty Five Only),	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only) Earnest Money Deposit (EMD): - Rs. 99,000 /- (Rupees Ninety Thousand Only) Type of possession: - Physical	Rs. 1944273/- (Rupees Nineteen Lakh Forty Four Thousand Two Hundred Seventy Three Only) is due and payable by you under Agreement no. TCHHL0683000100168630 and an amount of Rs. 88574/- (Rupees Eighty Eight Thousand Five Hundred Seventy Four Only) is due and payable by you under Agreement no. TCHIN0683000100169153 and an amount of Rs. 129714/- (Rupees One Lakh Twenty Nine Thousand Seven Hundred Fourteen Only) is due and payable by you under Agreement no. TCHIN0687000100244789 totaling to Rs. 2162561/- (Rupees Twenty One Lakh Sixty Two Thousand Five Hundred Sixty One Only) 31-10-2025
			09-10-2024		

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.

perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the

other conditions:

PM to 3.00 PM with limited extension of 5 minutes each.

of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the
tion subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid
shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING
For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as
an the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price
of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 18-11-2025
such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the
treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the
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
including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims
liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on
aining on e-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II
om /support@auctionbazaar.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No
the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the
link provided in secured creditor's website <https://surl.li/ogwhqk> for the above details. 15. Kindly also visit the link:

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

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd.