



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 B-36, 1St & 2Nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024

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 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 Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular 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 22-08-2024 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 22-08-2024. 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 21-08-2024 till 5.00 PM. at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1St & 2Nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below :

Sr. No	Loan A/c. No and Branch	Name of Borrower(s) /Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
1.	9746277	Mr. Aniket Prakash S/o Mr. Girindra Kumar Verma Mr. Rishikesh Prakash S/o Mr. Girindra Kumar Verma	Rs. 24,69,643/- (Rupees Twenty Four Lakh Sixty Nine Thousand Six Hundred Forty Three Only) 02-05-2023	Rs. 44,36,250/- (Rupees Forty Four Lakh Thirty Six Thousand Two Hundred Fifty Only)	Rs. 4,43,625/- (Rupees Four Lakh Forty Three Thousand Six Hundred Twenty Five Only)	Physical

Description of the Immovable Property: All piece & parcels Unit/Flat No. Phoenix - 1610, 16th Floor, admeasuring 845 Sq. ft., Situated in the building known as Oasis Grandstand, GH-01, TS-01B, Sector - 22D, Yamuna Express Way, Gautam Budh Nagar - 201301 (U.P.).

Note :- SA filed by the Borrower against TCHFL (SA/364/2023) is pending before DRT-2, Delhi. No stay order is passed against TCHFL in the said case

The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

2.	1059968 0 & TCHIN0 3990001 0006584 6 & TCHHL0 3990001 0008642 7	MR. BHAJAN LAL SINGH S/O MR. BALOO SINGH MRS. RAJKUMARI W/O MR. BHAJAN LAL SINGH	Rs. 1070179/- (Rupees Ten Lakh Seventy Thousand One Hundred Seventy Nine - Only) is due and payable by you under Loan Account No. TCHIN0399000100065846 and an amount of Rs. 860678/- (Rupees Eight Lakh Sixty Thousand Six Hundred Seventy Eight Only) is due and payable by you under Loan Account No. 10599680 and an amount of Rs. 2010419/- (Rupees Twenty Lakh Ten Thousand Four Hundred Nineteen - Only) is due and payable by you under Loan Account No. TCHHL0399000100086427 i.e. totalling to Rs. 3941276/- (Rs. Thirty Nine Lakh Forty One Thousand Two Hundred Seventy Six - Only) 31-12-2021	Rs. 52,16,650/- (Rupees Fifty Two Lakh Sixteen Thousand Six Hundred Fifty Only)	Rs. 5,21,665/- (Rupees Five Lakh Twenty One Thousand Six Hundred Sixty Five Only)	Physical
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Description of the Immovable Property: All piece & parcels of Residential Flat No. 806, 09th Floor (08th Floor as per Sales Plan), Tower - T5 (T4 Floor as per Sales Plan), Admeasuring Super Area 1033.05 Sq. Feet i.e. 95.97 Sq. Mtrs., Covered Area 826.44 Sq. Feet i.e. 76.77 Sq. Mtrs., Panchsheel Hynish, Near Super Tech Ecovillage - 1, Sector - 01, Greater Noida, Greater Noida West - 203207 (Uttar Pradesh)

3.	9512964	MRS. RUBY TABASSUM W/O MR. RUPESH KUMAR RUPAM MR. RUPESH KUMAR RUPAM S/O MR. RAMJEE PRASAD	Rs. 29,31,177/- (Rupees Twenty Nine Lakh Thirty One Thousand One Hundred Seventy Seven Only) 29-04-2023	Rs. 45,20,750/- (Rupees Forty Five Lakh Twenty Thousand Seven Hundred Fifty Only)	Rs. 4,52,075/- (Rupees Four Lakh Fifty Two Thousand Seventy Five Only)	Physical
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Description of the Immovable Property: All that Piece & Parcels of Residential Unit/Flat No. PHOENIX - 1109, 11th Floor, Admeasuring 845 Sq. ft. Situated at Oasis Grandstand, GH-01, TS-01/B, Sector - 22D, Yamuna Express Way, Gautam Budh Nagar (U.P.) 201301.

4.	9679923	MR. SIDDHARTH JADLI S/O MR. HARISH CHANDRA JADLI MRS. ALKA JADLI W/O MR. HARISH CHANDRA JADLI	Rs. 31,63,449/- (Rupees Thirty One Lakh Sixty Three Thousand Four Hundred Forty Nine Only) 29-04-2023	Rs. 67,98,750/- (Rupees Sixty Seven Lakh Ninety Eight Thousand Seven Hundred Fifty Only)	Rs. 6,79,875/- (Rupees Six Lakh Seventy Nine Thousand Eight Hundred Seventy Five Only)	Physical
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Description of the Immovable Property: All that Piece & Parcels of Residential Property bearing Unit/Flat No. CAESAR'S - 1601, 16th Floor, Admeasuring 1295 Sq. ft., Situated at Oasis Grandstand, GH-01, TS-01 B, Sector 22D, Yamuna Express Way, Gautam Budh Nagar (U.P.) 201301

5.	9538915	MR. SUDHIR KUMAR RAO MR. YASHWANT KUMAR RAO	Rs. 23,52,382/- (Rupees Twenty Three Lakh Fifty Two Thousand Three Hundred Eighty Two Only) 02-05-2023	Rs. 36,48,750/- (Rupees Thirty Six Lakh Forty Eight Thousand Seven Hundred Fifty Only)	Rs. 3,64,875/- (Rupees Three Lakh Sixty Four Thousand Eight Hundred Seventy Five Only)	Physical
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Description of the Immovable Property: All Piece & Parcels of Residential Property bearing Flat/Unit No. AINTREE - 1704, 17th Floor, Admeasuring 695 Sq. Ft., Situated in the building known as Oasis Grandstand, GH-01, TS-01B, Sector-22D, Yamuna Expressway, Gautam Budh Nagar-201301(U.P)

Note :- SA filed by the Borrower against TCHFL (SA/363/2023) is pending before DRT-2, Delhi. No stay order is passed against TCHFL in the said case

The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.



5.	9538915	MR. SUDHIR KUMAR RAO MR. YASHWANT KUMAR RAO	Rs. 23,52,382/- (Rupees Twenty Three Lakh Fifty Two Thousand Three Hundred Eighty Two Only) ----- 02-05-2023	Rs. 36,48,750/- (Rupees Thirty Six Lakh Forty Eight Thousand Seven Hundred Fifty Only)	Rs. 3,64,875/- (Rupees Three Lakh Sixty Four Thousand Eight Hundred Seventy Five Only)	Physical
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Description of the Immovable Property: All Piece & Parcels of Residential Property bearing Flat/Unit No. AINTREE - 1704, 17th Floor, Admeasuring 695 Sq. Ft., Situated in the building known as Oasis Grandstand, GH-01, TS-01B, Sector-22D, Yamuna Expressway, Gautam Budh Nagar-201301(U.P)

Note :- SA filed by the Borrower against TCHFL (SA/363/2023) is pending before DRT-2, Delhi. No stay order is passed against TCHFL in the said case

The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

6.	9531771	MR. V. KUMAR ALIAS VISHWANATH KUMAR S/O MR. VALLAPORI KRISHNA VISHWANATHAN MRS. JAYSHREE TAKSHI W/O MR. V. KUMAR ALIAS VISHWANATH KUMAR	Rs. 23,66,864/- (Rupees Twenty Three Lakh Sixty Six Thousand Eight Hundred Sixty Four Only) ----- 29-04-2023	Rs. 38,22,500/- (Rupees Thirty Eight Lakh Twenty Two Thousand Five Hundred Only)	Rs. 3,82,250/- (Rupees Three Lakh Eighty Two Thousand Two Hundred Fifty Only)	Physical
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Description of the Immovable Property: All that Piece & Parcels of Residential Unit/Flat bearing No. Monza - 801, 08th Floor, Admeasuring 695 Sq. Ft., Situated at Oasis Grandstand, GH-01, TS-01/B, Sector - 22D, Yamuna Express Way, Gautam Budh Nagar - 201301 (Uttar Pradesh).

Note :- SA filed by the Borrower against TCHFL (SA/362/2023) is pending before DRT-2, Delhi. No stay order is passed against TCHFL in the said case

The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

7.	9630320	MR. VISHWANATHA ESWARAN S/O MR. VISHWANATHA SASTRIGAL MRS. SARASWATHY ALIAS DURAI SARASWATHY ALIAS SARASWATHY JAGADESESANAIYADURIA, W/O MR. VISHWANATHA ESWARAN,	Rs. 20,32,071/- (Rupees Twenty Lakh Thirty Two Thousand Seventy One Only) ----- 02-05-2023	Rs. 37,87,750/- (Rupees Thirty Seven Lakh Eighty Seven Thousand Seven Hundred Fifty Only)	Rs. 3,78,775/- (Rupees Three Lakh Seventy Eight Thousand Seven Hundred Seventy Five Only)	Physical
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Description of the Immovable Property: All piece & parcels of Residential Property bearing Unit/Flat No. MONZA - 901, 09th Floor, Admeasuring 695 Sq. ft., Situated in the building known as Oasis Grandstand, GH-01, TS-01B, Sector - 22D, Yamuna Express Way, Gautam Budh Nagar - 201301 (U.P).

Note :- SA filed by the Borrower against TCHFL (SA/365/2023) is pending before DRT-2, Delhi. No stay order is passed against TCHFL in the said case

The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 30 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.

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 will take place through portal <https://sarfaesi.auctiontiger.net> on 22-08-2024 between 2.00 PM to 3.00 PM with limited extension of 10 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 12-08-2024 between 11 AM to 5.00 PM, with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s e-Procurement Technologies Limited (Auctiontiger), Address: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujrat (India). Mob. : 8000023297 / 9173528727 & 9265562818/9265562821/079-6813 6842/6869 Email ID: support@auctiontiger.net & ramprasad@auctiontiger.net 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 <http://surl.li/wcuvn> 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: Delhi
Date: 20-07-2024
Sd/- Authorised Officer,
Tata Capital Housing Finance Ltd.

