## THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI | FRIDAY | JANUARY 19, 2024 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 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 21-02-2024 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 21-02-2024. 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 20-02-2024 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; Name of Borrower(s) / Co-**Amount as per Demand Notice** Reserve Price | Earnest Money Loan A/c. No Type of borrower(s)Legal Heir(s) / Legal and Branch Possession Representative/ Guarantor(s)

MR. VINOD SAMADHAN GAVADE MRS. RAKHABAI SAMADHAN GAVADE Hundred Forty Nine Only) is due and payable by you under loan 11.56.300/-1,15,630/-00084993 & TCHIN06360001 account No. TCHHL0636000100084993 and an amount of Rs. (Rupees Eleven (Rupees One 130246/- (Rupees One Lakh Thirty Thousand Two Hundred Lakh Fifty Six Lakh Fifteen 00059827 Thousand Six Forty Six Only) is due and payable by you under loan account No. Thousand TCHIN0636000100059827 , totaling to Rs. 1064195/- (Rupees Three Hundred **Hundred Thirty** Ten Lakh Sixty Four Thousand One Hundred Ninety Five Only) Only) 20-07-2023

Description of the Immovable Property: Flat Bearing No. 403, on the Fourth Floor, Wing – M, Building No. 9, of the Complex known as "Deep Jyoti City", admeasuring carpet area of 19.02 Sq. Mtrs, constructed on (1) old survey No. 207, New Survey No. 140, area admeasuring 0H-11R-6P, Asst. 0Rs.87Paise, (2). Old Survey No. 208, Hissa No. 6, New Survey No. 141, Hissa No. 6, Area Admeasuring OH-39R-0P, P.K.0H-06R-0P, total area admeasuring OH-45R-0P, Asst.0Rs. 36 paise, (3). Survey No. 161, Hissa No. 2D (Old Survey No. Hissa No. 141/2/A/2) area admeasuring 0H-71R-8P, P.K.0H-08R-2P, Total area admeasuring 0H-80R-0P, Asst.0 Rs. 70 Paise. karjat, Raigad

Rs. 672442/- (Rupees Six Lakh Seventy Two Thousand Four MR. POPAT TUKARAM YAMGAR 2 ITCHHL02960001 MRS. NAKUSA POPAT YAMGAR Hundred Forty Two Only) is due and payable by you under loan 9,30,000/-93,000/-00000246 & account No TCHHL0296000100000246 and an amount of Rs. (Rupees Nine TCHIN02960001 (Rupees Ninety 49183/- (Rupees Forty Nine Thousand One Hundred Eighty Lakh Thirty Three Thousand 00000377 Three Only) is due and payable by you under loan account No Thousand Only) Only) TCHIN0296000100000377 totaling To Rs. 721625/- (Rupees Seven Lakh Twenty One Thousand Six Hundred Twenty Five Only) 14-09-2023

Description of the Immovable Property: Flat No. 209, on 2nd Floor, C-Wing, Flat rea admeasuring 17.09 Sq. Mtrs including the proportionate price of the common areas and facilities appurtenant to the premises admeasuring about 0.00 Sq. Mtrs appurtenant to the premises of balconies, together with right to use, occupy and possess the area of flower beds, Cup boards, dry balconies nitches if any, along with open terrace in the scheme of construction known as "Signature Desire" situated at Village Haliweli, Tal. Karjat Dist. Raigad

MR. RAJESH JADHAV Rs. 11,90,770/- (Rupees Eleven Lakh Ninety Thousand Seven) MRS.SHANTANA RAJESH JADHAV Hundred Seventy Only) 13,60,100/-1,36,010/-(Rupees One (Rupees Lakh Thirty Six Thirteen Lakh 17-01-2023 Thousand Ten Sixty Thousand One Hundred Only)

Description of the Immovable Property: FLAT NO 812, ADMEASURING AREA 30.94 SQ. MTRS.(EQUIVALENT TO 333 SQ.FT.) CARPET AREA, 8TH FLOOR, BUILDING NO. K6 XRBIA WARAI , (WARAI TARFE WAREDI SURVEY NO.6/2, 6/3, 9/1, 9/2, 10/2A/1, 10/4A/2, 10/6, 12/1A/1, 12/6A, 12/5 AND 10/09) VILLLAGE WARAI TALUKA KARJAT DIST RAIGAI 410101 4 | 10050233 & VIJAYKUMAR HARISHANKAR YADAV | Rs. 628468/- (Rupees Six Lakh Twenty Eight Thousand Four

1	7	10000200 0	VIOTATION WATER WATER WATER	The opening trapeds on particularly begin incubation out			1 11,50.001
ı		10056020	MRS. SHAKUNTALA VIJAY YADAV	Hundred Sixty Eight Only) is due and payable by you under loan	6,81,000/-	68,100/-	
l				account No 10050233, and an amount of Rs. 43299/- (Rupees	(Rupees Six	(Rupees Sixty	
l				Forty Three Thousand Two Hundred Ninety Nine Only) is due	Lakh Eighty One	Eight Thousand	
l				and payable by you under loan account No 10056020, totaling to			
ı				Rs. 671767/- (Rupees Six Lakh Seventy One Thousand Seven	,	Only)	
l				Hundred Sixty Seven Only)			
ı				'			
l				16-02-2023			
ŀ	Dosc	rintion of the Imm	ovable Property: Flat No 318 on the Thir	d Floor, in the Building No. C-4 in "Xrbia Vanghani, admeasuring 15.	05 Sa Mtre (Fauiv	alent to 162 Sq. Et)	lying being and
ı					00 0q. Milis (Equiv	alent to 102 34.1 t)	, lyllig bellig allo
ı	situa	ed at Village Khady	achapada, Taluka karjat, Maharashtra- 421	503.			
ľ	5	9888836	MR GOPAL KRISHNA PADHY	Rs. 8,44,727/- (Rupees Eight Lakh Forty Four Thousand Seven	Rs.	Rs.	Physical
l			MRS RASHMITA G PADHY	Hundred Twenty Seven Only)	12,96,000/-	1,29,600/-	

Only) 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

20-12-2022

(Rupees Twelve

Lakh Ninety Six

Thousand Only) Nine Thousand

(Rupees One

Lakh Twenty

Six Hundred

Hundred Fifty

"UDAAN ARIA" SITUATED AT VILLAGE – CHINCHAWALI , TALUKA KARJAT DISTRCIT RAIGAD AND WITHIN THE REGISTRATION DISTRICT RAIGAD AND SUB DISTRICT KARJAT I.E WITHIN THE REGISTRATION JURISDICTION OF THE SUB REGISTRAR OF ASSURANCES, KARJATAT KARJAT. Rs. 21,41,881/- (Rupees Twenty One Lakh Forty One Thousand Symbolic MR. MOHAMMED ARIF HUSSAIN, MRS ZEENAT FATMA Eight Hundred Eighty One Only) 52 56 000/. 5 25 600/-

		IVIRO. ZEENAT PATIVIA	14-08-2023	(Rupees Fifty Two Lakh Fifty Six Thousand Only)	(Rupees Five Lakh Twenty Five Thousand Six Hundred Only)	
			No. 1102 on the Eleventh Floor of "Victory Park" having Carpet Area bearing Plot No. 65, Sector. 17, of Kalamboli Village, Navi Mumbai.	50.058 Sq.Mts Bu	ıiltup Area along wi	th Open Terrace
7	TCHHL06360001 00170314 & TCHIN06360001 00172828	MRS.SANGITA SURESH VARHADI MR.SURESH GOVIND VARHADI	Rs. 1843967/- (Rupees Eighteen Lakh Forty Three Thousand Nine Hundred Sixty Seven Only) is due and payable by you under Agreement no. TCHHL0636000100170314 and an amount of Rs. 161476/- (Rupees One Lakh Sixty One Thousand Four Hundred Seventy Six Only) is due and payable by you under	20,65,500/- (Rupees Twenty Lakh Sixty Five	` Lakh Six	Symbolic

2005443/- (Rupees Twenty Lakh Five Thousand Four Hundred Only) Forty Three Only) 20-07-2023 Description of the Immovable Property: Flat No.206, 2nd Floor, Bearing area of 575 Carpet Area, Hendar Apartment constructed on New Survey No.102/8/B(Old Survey No.102/8/2),

Agreement no. TCHIN0636000100172828, totalling to Rs. Hundred Only)

Near Patidar Complex, Retibunder Pipeline Road, Kalher, Bhiwandi Dist Thane 421302 MR. MOHD SAJID MOHD SHAHID Rs. 4724628/- (Rupees Forty Seven Lakh Twenty Four Thousand) 8 TCHHL06960001 5,70,360/-57,03,600/-00147936 & SALMANI Six Hundred Twenty Eight Only) is due and payable by you under TCHIN06960001 MRS. SWALEHA SAJID SALMANI loan account No TCHHL0696000100147936 and an amount of (Rupees Fifty (Rupees Five Lakh Seventy 00148591 Rs. 332673/- (Rupees Three Lakh Thirty Two Thousand Six Seven Lakh Hundred Seventy Three Only) is due and payable by you under Three Thousand Thousand Three loan account No TCHIN0696000100148591 totaling to Rs. Six Hundred **Hundred Sixty** 

5057301/- (Rupees Fifty Lakh Fifty Seven Thousand Three Only) Hundred One Only) 16-08-2023 Description of the Immovable Property: Flat No. 502, 5th Floor, admeasuring 562 Sq. Ft. Built Up Area, in the building & Registered Society known as "Sai Aangan Co-Op. Housing Society Ltd." Constructed o Plot No. 44, Sector 35-D, being situate and lying being at Kharghar, Navi Mumbai, Taluka Panvel, District Raigad, within the limits of CIDCO Ltd

MR. SANJAY BAPU AMRITSAR. Rs. 1946381/- (Rupees Nineteen Lakh Forty Six Thousand Three 9 TCHHL06360001 Symbolic 2,07,060/-MRS. ANITA SANJAY AMRITSAR Hundred Eighty One Only) is due and payable by you under loan 20,70,600/-00156572 & TCHIN06360001 account No TCHHL0636000100156572 and an amount of Rs. (Rupees Twenty (Rupees Two 00166717 224929/- (Rupees Two Lakh Twenty Four Thousand Nine Lakh Seventy Lakh Seven Hundred Twenty Nine Only) is due and payable by you under Thousand Six Thousand Sixty loan account No TCHIN0636000100166717 totaling to Rs. Hundred Only) Only) 2171310/- (Rupees Twenty One Lakh Seventy One Thousand Three Hundred Ten Only) 14-09-2023

Description of the Immovable Property: All that piece and parcel of Flat No. 010, Floor No: Ground, Building No. B, In the Project known as "Shree Gajanan Fortune City" admeasuring about 33.54 Sq. Mtrs. Carpet Area and Additional area 2.91 Sq. Mtrs balcony, Cupboard and open terrace area Constructed on the land bearing Survey No. 65, lying and situated at revenue

Village Khadvali Grampanchayat, Tal. Kalyan, District Thane within the jurisdiction of Sub-Registrar-Kalya, District Thane, Maharashtra-421605. MR. RAMESHCHAND HARISH Rs. 3068262/- (Rupees Thirty Lakh Sixty Eight Thousand Two 10 TCHHL06360001 Symbolic Hundred Sixty Two Only) is due and payable by you under loan 3,41,900/-VISHWAKARMA, 34,19,000/-00107605 & MRS. REENA RAMESHCHAND (Rupees Three TCHIN06360001 account No TCHHL0636000100107605 and an amount of Rs. (Rupees Thirty VISHWAKARMA 226250/- (Rupees Two Lakh Twenty Six Thousand Two Hundred 00108834 Lakh Forty One Thousand Nine Fifty Only) is due and payable by you under loan account No Nineteen TCHIN0636000100108834 totaling to Rs. 3294512/- (Rupees Thousand Only) Hundred Only) Thirty Two Lakh Ninety Four Thousand Five Hundred Twelve Only) 11-08-2023

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 Rs. 3288792/- (Rupees Thirty Two Lakh Eighty Eight Thousand 11 TCHHL06360001 MR. HANAMANT PANDURANG Symbolic KARANDE. Seven Hundred Ninety Two Only) is due and payable by you 38.85.359/-3,88,536/-00072299 & 10647423 & MRS. CHAITALI ARJUN GALAWE under loan account No TCHHL0636000100072299, and an (Rupees Thirty (Rupees Three amount of Rs. 712450/- (Rupees Seven Lakh Twelve Thousand Lakh Eighty TCHIN06360001 Eight Lakh Eighty Five Eight Thousand 00174534 Four Hundred Fifty Only) is due and payable by you under loan account No TCHIN0636000100174534, and an amount of Rs. Thousand Five Hundred 110764/- (Rupees One Lakh Ten Thousand Seven Hundred Sixty Three Hundred Thirty Six Only) Four Only) is due and payable by you under loan account No Fifty Nine Only) 10647423, totaling to Rs. 4112006/- (Rupees Forty One Lakh Twelve Thousand Six Only) Description of the Immovable Property: Flat No. 204, on the 2nd Floor, in the Building No. 16, Known as Daffodil-B, In the Phase II-A, admeasuring 34,27 Sq. Mtrs. or thereabouts (Carpet Area), in the Project known as Nisarg Greens, constructed on Plot No. RH-1, in the Ambernath Insustrial Area, within Village Limits of Ambernath, and within/outside the Limits of Municipal

Council in rural, Taluka and Registration Sub-District Ambernath/ Ulhasnagar, District & Registration District Thane, Maharashtra- 421501.

Rs. 10,11,247/- (Rupees Ten Lakh Eleven Thousand Two

MR. SANTOSH KACHRU TAYDE 1,40,000/-Hundred Forty Seven Only) 14,00,000/-Rupees One (Rupees Lakh Forty Fourteen Lakh Only) Thousand Only) Description of the Immovable Property: All That Flat Premises Bearing No.001, On The Ground Floor, Having Carpet Area 243 Sq.ft. with otla admeasuring 29 sq.ft. in C wing of the building known as Raj Vaibhav Park Building No. 2 within limits of Kalyan Dombivali Muncipal Corporation, village Titwala, Taluka Kalyan, S No. 229, Hissa No.2, Dist – Thane

MRS. VANITA SANTOSH TAYDE

N	r. Loan A/c. No o and Branch	Name of Borrower(s) / Co- borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice		Earnest Money	Possession
e	3 TCHHL06360001 00061065 & TCHIN06360001 00061192	KAMBLE,	Rs. 1544142/- (Rupees Fifteen Lakh Forty Four Thousand One Hundred Forty Two Only) is due and payable by you under loan account No TCHHL0636000100061065 and an amount of Rs. 107210/- (Rupees One Lakh Seven Thousand Two Hundred Ten Only) is due and payable by you under loan account No TCHIN0636000100061192, totaling to Rs. 1651352/- (Rupees Sixteen Lakh Fifty One Thousand Three Hundred Fifty Two Only)	17,20,500/- (Rupees Seventeen Lakh Twenty Thousand Five	Two Thousand	Symbolic

Description of the Immovable Property: All that piece and parcel of Flat bearing No. 503 on the 5th Floor, in the wing H, of the Complex known as Shreeji Garden, which is to have total carpet area of 20.63 Sq. Mtrs (as per Maha Rera Act, 2016 along with Maharashtra Rules and Regulation 2017) situate on lying and being at Village Valivali, Taluka Ambernath, District Thane, Maharashtra, within the local limits of Kulgaon Badlapur Municiapal Council

	14	TCHHL02960001 00001338 & TCHIN06400001 00001903	MR. ASHOK YADAV BIRHADE MRS. PRAMILA ASHOK BIRHADE MR. NILESH ASHOK BIRHADE	Rs. 2129716/- (Rupees Twenty One Lakh Twenty Nine Thousand Seven Hundred Sixteen Only) is due and payable by you under loan account No. TCHHL0296000100001338 and an amount of Rs. 156534/- (Rupees One Lakh Fifty Six Thousand Five Hundred Thirty Four Only) is due and payable by you under loan account No. TCHIN0640000100001903 totaling to Rs. 2286250/- (Rupees Twenty Two Lakh Eighty Six Thousand Two Hundred Fifty Only)	(Rupees Twenty Four Lakh Sixty	Lakh Forty Six	Physical
-				14-09-2023 the Fifth Floor, admeasuring 34.03 Sg. Mtrs. Carpet area In the bu			

"Panyelkar Nisarg Phase-1. Joyeli, Badlapur, Thane, Maharashtra-421503,

15 9954447 & MR. VIJAY GANPAT TEJAM Rs. 1521587/- (Rupees Fifteen Lakh Twenty One Thousand Five Rs. Rs. TCHIN06870001 MRS. MEENAKSHI VIJAY TEJAM Hundred Eighty Seven Only) is due and payable by you under 20,90,000/- 2,09,000/-	
00088229 loan account No. 9954447 and an amount of Rs. 474970/- (Rupees Twenty (Rupees Two (Rupees Four Lakh Seventy Four Thousand Nine Hundred Lakh Ninety Seventy Only) is due and payable by you under loan account No. Thousand Only) TCHIN0687000100088229 totaling to Rs. 1996557/- (Rupees Nineteen Lakh Ninety Six Thousand Five Hundred Fifty Seven Only)  Only)  18-04-2023	Symbolic )

Description of the Immovable Property: SCHEDULEA All that piece and parcel of non agricultural land hereditaments and premises wherein Survey No 1, Hissa No 6 (P), admeasuring ground area 1720 sq mtrs equivalent to 18514 sq ft of revenue village Katemaanevali, Tal Kalyan, District Thane within the local limits of Kalyan – Dombivili Municipal Corporation sub registration District Kalyan and registration District Thane admeasuring land area bounded as follows:

Towards East: Survey No 7, Lalu T pawshe property, Towards West: S. No 1, H No 2 and 4, Towards South: Goanthan Land, Towards North: Bhagwan Mhatre's Chawl SCHEDULE B All the piece and parcel of the property address at Flat No 310, C Wing 3rd Floor, 385 area built up sq ft of the Building "Shabri Apartment" village Katemaanevali, Tal Kalyan, District Thane.

S S,	16 10632143 & MR. JAMNA LAL TELI 10632926 MRS. LAKSHMI JAMNALAL TELI	Rs. 840795/- (Rupees Eight Lakh Forty Thousand Seven Hundred Ninety Five Only) is due and payable by you under loan account No 10632926 and an amount of Rs. 1056605/- (Rupees Ten Lakh Fifty Six Thousand Six Hundred Five Only) is due and payable by you under loan account No 10632143, i.e. totaling to Rs. 1897400/- (Rupees Eighteen Lakh Ninety Seven Thousand Four Hundred Only)	22,05,500/- (Rupees Twenty Two Lakh Five Thousand Five	Lakh Twenty Thousand Five	Symbolic
		04-07-2023			

Description of the Immovable Property: Flat bearing No. 204, on Second Floor, in "B" Wing, Building Type Z2, admeasuring 289 Sq. Ft. (Carpet Area), i.e. 32.23 Sq. Mtrs. (Built Up Area) in the building known as "Rashmi Lake View", constructed on land bearing Survey No. 237 to 242, of Village, Achole, Nallasopara East, Taluka Vasai, District Palghar, within the area of Sub-

П	Regi	istrar of Assurances	s at vasai- I/II/III/IV/V/VI.				
(6, AD		10560073 & 10213235	MR. MANOJKUMAR SOHANLAL JAIN MRS. SEEMA MANOJ JAIN	Rs. 61,95,512 /- (Rupees Sixty One Lakhs Ninety Five Thousand Five Hundred and Twelve Only) is due and payable by you under loan account No , 10213235. and an amount of Rs. 14,01,500 /- (Rupees Fourteen Lakhs One Thousand Five Hundred Only) is due and payable by you under the loan account number	78,27,900/- (Rupees Seventy Eight Lakh Twenty	Thousand	
				10560073 i.e totaling to an amount of Rs. 75,97,012 /- (Rupees Seventy Five Lakhs Ninety Seven Thousand and Twelve Only)	Seven		

Description of the Immovable Property: ALL that premises bearing Row House No. 1, admeasuring 75 Sq. Mtrs. Built Up area standing on the property bearing Plot No. 1, RSC No. 4, Village Panchpakhadi, lying, being and situated at Mhada Vasahat, Plot No. 70, Savarkar Nagar, Thane (West), Maharashtra- 400606, within the limits of Thane Municipal Corporation, and

WILLI	itnin the registration district and Sub-District or I nane.								
18	10312928 & 10430522	MRS. PRIYA SHASHANK PATEKAR MRS. NEETA LAXMAN HIRIJAGNER	Rs. 164377/- (Rupees One Lakh Sixty Four Thousand Three Hundred Seventy Seven Only) is due and payable by you under Agreement no. 10430522 and an amount of Rs. 2474397/- (Rupees Twenty Four Lakh Seventy Four Thousand Three Hundred Ninety Seven Only) is due and payable by you under Agreement no. 10312928 totalling to Rs. 2638774/- (Rupes Twenty Six Lakh Thirty Eight Thousand Seven Hundred Seventy Four Only)	28,98,000/- (Rupees Twenty Eight Lakh Ninety Eight Thousand Only)	Lakh Eighty Nine Thousand Eight Hundred Only)				

Description of the Immovable Property: All that premises bearing Flat No. 303, admeasuring 240 Sq. Feet i.e. 324 Sq. Fts. Saleable (Built-up) area on 3RD Floor, in the Type B, of the Building No. 14, in the "Hill View Co-Operative Society Ltd.", in the Complex known as "Haware Citi Phase II", standing on the Plot of land bearing Survey No. 19/17, 19, 22, 23, 26, 27, 20/7, 20/8, 20/9, village Vadavali, lying being and situated at G. B. Road, Vadavali, Thane (W) – 400615, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane

19	9658631 &	MR. SANDIP GULABRAO LONDKAR	Rs. 2674611/- (Rupees Twenty Six Lakh Seventy Four Thousand	Rs.	Rs.	Symbolic
	10278328	MR.GULABRAO SAHEBRAO	Six Hundred Eleven Only) is due and payable by you under	51,70,000/-	5,17,000/-	
		LONANDKAR	Agreement no. 9658631 and an amount of Rs. 873799/- (Rupees	(Rupees Fifty	(Rupees Five	
			Eight Lakh Seventy Three Thousand Seven Hundred Ninety Nine	One Lakh	Lakh Seventeen	
			Only) is due and payable by you under Agreement no. 10278328	Seventy	Thousand Only)	
			totaling to Rs. 3548410/- (Rupees Thirty Five Lakh Forty Eight	Thousand Only)		
			Thousand Four Hundred Ten Only)			
			16-08-2023			

Description of the Immovable Property: All That Premises bearing Shop No.5, admeasuring 125 Sq. Ft. Carpet on the Ground Floor Free of Cost and on ownership Basis more particularly shown on the Plans in pink Colour, attached to this agreement, constructed on portion said final Plot No.499, namely the partial Exempted Land and the Surplus land along with partial FSI Sanction towards the Excluded Area, Vide Permit No.V.P./94/127/TMC/TDDP/TPS/515 dated 14/11/2006; in the building Known as "RANKA CHAMBERS" Thane, Taluka and District Thane, within the limits of Thane Municipal Corporation and also with in the limits of Registration and Sub-Registration and Sub- District Thane

20	10414545	MR. ASHISH ARJUN PADAVE	Rs. 16,08,012/- (Rupees Sixteen Lakh Eight Thousand	Twelve	Rs.	Rs.	Symbolic
			Only)		22,01,600/-	2,20,160/-	
			i i		(Rupees Twenty	(Rupees Two	
			15-06-2023		Two Lakh One	Lakh Twenty	
			13-00-2020		Thousand Six	Thousand One	
					Hundred Only)	Hundred Sixty	
						Only)	

Description of the Immovable Property: All that premises bearing Flat No. 101, admeasuring 350 Sq Ft. Built Up area i.e. 32. 52 Sq. Mtrs Built Up area. On 1st Floor, "Rajesh Park Cooperative Housing Society Ltd." Standing on the plot of land bearing Survey No. 372, Hissa No.1 Village- Kalwa, Iying being and situated at Kunkai Gavdevi Mandir Vitawa, Kalwa, Thane within the limits of THANE Municipal Corporation and within the Registration District and Sub-District THANE.

21	9870511	MR. NIKHIL J BHIUNGADE	Rs. 9,01,298/- (Rupees Nine Lakh One Thousand Two Hundred	Rs.	Rs.	Physical
		MRS. SUJATA JANU BHIUNGADE	Ninety Eight Only)	12,81,800/-	1,28,180/-	
				(Rupees Twelve	(Rupees One	
			22-08-2019	Lakh Eighty One	Lakh Twenty	
			22-00-2019	Thousand Eight	Eight Thousand	

Description of the Immovable Property: Schedule – A All that piece and parcel of land and ground situated project known as "Xrbia Warai" within the Registration, Sub-Dist., Taluka Karjat, Dist Raigad and within the limits of the Sub Registrar Karjat bearing below mentioned Survey Number of sanction layout, Mouje Warai Tarfe, respectively admeasuring an area 09 H. 3.50 R.

Schedule – B The Residential Flat admeasuring 23.88 Sq. Mtrs. (equivalent to 257 Sq. Ft.) carpet area bearing No. 604 situate on the Sixth in 'A6' building of the said Complex to be known as "Xrbia Warai" under construction on the land more particularly described in the First Schedule herein above written, Flat is delineated in red ink on the approved floor plans of the said building.

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

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 http://bankauctions.in/ on 21-02-2024 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 12-02-2024 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 of 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. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears 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. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 through its coordinators Mr Arijit Kumar Das, 8142000725, 8142000066, 8142000062 Email :- arijit@bankauctions.in and Email : info@bankauctions.in 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/oxksf 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.

**Authorized Officer** Tata Capital Housing Finance Ltd.

## तुझी..माझी..हिची अन् सर्वांची एकच पसंद

Place: Raigad

Date- 19-01-2024



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