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Physical

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013. Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030

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

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 Building of the said Complex to be known as "Xrbia Ambi" on the land admeasuring 04 Hectare – 64.5 Are all situated at Village Ambi, Taluka Maval, District Pune 28-03-2024 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 28-03-2024. 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 27-03-2024 till 5.00 PM at Branch address 'TATA CAPITAL HOUSING FINANCE LIMITED. ABIL. 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030.

Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

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

	No	and Branch	borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Types	2
	1	TCHHF027 9000100 086217	MR. KRISHNA PRECISION,. MR. DHANANJAY BABURAO REDDY MR. YOGESH REDDY	Rs. 80,51,701/-  12-11-2022	Rs.57,00,000/- (Rupees Fifty Seven Lakh Only)	Rs.5,70,000/- (Rupees Five Lakh Seventy Thousand Only)	Physical	E
l			MR. BABURAO KURMAIYA REDDY					li V

Description of the Immovable Property: All that consisting Row House No. 97 admeasuring 1119 Sq. Fts. i.e. 103.95 Sq. Mtrs., (Carpet) i.e. 1399 Sq. Fts. i.e. 129.97 Sq. Mtrs. (Salable Built Up) along with attached terrace admeasuring 332 Sq. Fts. i.e. 30.84 Sq. Mtrs. (Carpet) and Garden. Car Parking admeasuring area 1957 Sq. Fts. i.e. 181.80 Sq. Mtrs. in project known as "Dwarka" constructed on land bearing Gat No. 122, 123, 126/1, 126/2, 113/2, 124, 125, 127, 128/2, 128/3, situated at Mahalunge, Khed Pune Note: - SA Filed by the Borrower against TCHFL (SA Diary No. 2636/2023) is pending before DRT, Pune, 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. AARAV VINCENT LOUIS (Borrower) . Rs. 50.41.845/-Rs.48.60.000/-Rs.4.86.000/- (Rupees Four Lakh Eighty Six ANNIE TERESA (Co-borrower), (Rupees Forty Eight

16-Oct-2017 **Lakh Sixty Thousand** Thousand Only) Only) Description of the Immovable Property: Flat/Unit No. 204, Wing – B, Floor 2ND in the building known "SULOCHANA CITY PHASE - I" Land lying and being Registration Taluka Haveli and within the limits of Pimple Nilakh bearing Survey No. 62/2/2/1 admeasuring 2 Hector 50 Ares Carpet Area of the Flat: 1106 Sq. ft. i.e. 102.78 Sq. Mtrs. Carpet Area of Attach

10590609 M/S. ZIEON CREATION PVT LTD. Rs. 49,42,622/-Flat No.206 -Flat No.206 -Physical Rs. 3,00,000/- (Rupees Rs. 30.00.000/-MRS. JINISHA BHAVIK HARIA 20-02-2023 (Rupees Thirty Lakh Three Lakh Only) MR. AJINKYA ASHOK GANAGE. Only) And Flat No.106 -MR. AMIT SANATAN SAWANT And Flat No.106 -Rs.3,00,000/- (Rupees Three Lakh Only) Rs.30.00.000/-(Rupees Thirty Lakh Only)

Description of the Immovable Property:

Terrace: 174 Sq. ft. i.e. 16.17 Sq. Mtrs.

Property No. 1 -All that piece and parcel of the property bearing Residential Flat No. 106, in Building No. A, on First Floor, admeasuring area 48.89 Sq. Mtr. Carpet area, Enclosed Balcony 8.40 Sq. Mtr., Dry Balcony 2.27 Sq. Mtr. and 10.08 Sq. Mtr. Attached Terrace, in the project known as "Kohinoor Majesty" being constructed on all that piece of land bearing Survey No. 64/1, situated at village Varale, Taluka Maval, District Pune, within the Registration District of Pune, Sub District of Taluka Maval Situated within the Revenue limits of Tahsil Maval and situated within the limits of Gram Panchayat of Village Varale, Taluka Maval, Dist. Pune.

Property No. 2 -All that piece and parcel of the property bearing Residential Flat No. 206, in Building No. A, on Second Floor, admeasuring area 48.55 Sq. Mtr. Carpet area, Enclosed Balcony 9.12 Sq. Mtr., Dry Balcony 2.27 Sq. Mtr. and 9.63 Sq. Mtr. Attached Terrace, in the project known as "Kohinoor Majesty" being constructed on all that piece of land bearing Survey No. 64/1, situated at village Varale, Taluka Maval, District Pune, within the Registration District of Pune, Sub District of Taluka Maval Situated within the Revenue limits of Tahsil Mayal and situated within the limits of Gram Panchayat of Village Varale, Taluka Mayal, Dist. Pune.

-1		0001000								
1	4	9861063	MR. KAUSAR ABDUL SHAIKH	Rs. 22,60,375/- (Rupees Twenty Two Lakh Sixty	Rs.14,95,000/-	Rs.1,49,500/- (Rupees	Physical			
				Thousand Three Hundred Seventy Five Only)	(Rupees Fourteen	One Lakh Forty				
					Lakh Ninety Five	Nine Thousand Five				
		0.	8	20-09-2018	Thousand Only)	Hundred Only)				
Ì	Description of the Immovable Property: All that piece and parcel of the									

Schedule – A-The land admeasuring Hectares 02=61 Ares bearing Gat No. 1 totally admeasuring Hectares 03=33 Ares of project known as "Xrbia Hinjewadi Road" lying and being village Bebadohal Taluka Maval District of Pune and within the limits of the Zilla Parishad village Bebadohal and Grampanchayat village Bebadohal and the same is bounded as follows: On or towards the East:By land bearing Gat No. 2,3,4 and Road, On or towards the South:By land bearing Gat No. 5, On or towards the West:By Gaonthan, On or towards the North:By remaining land out of Gat No. 1 and River.

Schedule - B-The Residential Flat Admeasuring 38.83 Sq. Mtrs. (equivalent to 418 Sq. Ft.) carpet area bearing No. 701 situated on the Seventh Floor in "B2" building of the said Complex to be known as "XRBIA HINJEWADI ROAD" under construction on the land more particularly described in the Flat Schedule herein above written. Flat is delineated in red ink on the approved floor plans of the said building.

9460505 MR. ROSHAN VASANTARAO Rs.1.01.100/- (Rupees | Physical NANDEKAR (BORROWER). (Rupees Ten Lakh One Lakh One **Eleven Thousand Thousand One** 16th September, 2019 Only) **Hundred Only**) Description of the Immovable Property: All that Consisting of Flat No. C – 309 admeasuring 549 Sq. Ft. i.e. 51 Sq. Mtrs. on the Third Floor and 1 Scooter Parking admeasuring 2 Sq. Mtrs. in

Phase II in the project known as "Apala Ghar Sanaswadi" constructed on the land bearing Gat No. 165, Gat No. 175, Gat No. 176, Gat No. 181 and Gat No. 183 situated at Village Dhingrajwadi, 9315138 MR. UDAY PADMAKAR ATHAWALE Rs.87,500/- (Rupees Rs. 17,70,705/-Rs.8,75,000/- (Rupees **Eight Lakh Seventy Eighty Seven** (Borrower) MRS. SARITA UDAY ATHAWALE 18-02-2019 Five Thousand Only) Thousand Five

(Co-borrower) **Hundred Only)** Description of the Immovable Property: Flat No. 401 admeasuring area 758 Sq. Ft. i.e. 70.45 Sq. Mtrs. on Fourth Floor, in the Wing / Building No. 'A' in the Building "Sunder Sankul construction on the Land bearing Gat No. 3960 Hissa No. 1, situated at Village – Talegaon Dhamdhere, Taluka Haveli, District Pune. MRS.SUNITA RAJENDRA NAIK Rs.9,75,000/- (Rupees Rs.97,500/- (Rupees Rs. 17,86,790/- (Rupees Seventeen Lakh Eighty 9890833 & Physical Six Thousand Seven Hundred Ninety Only) is due 9883995 (BORROWER). Nine Lakh Seventy Ninety Seven MR.NAIK RAJENDRA PRABHAKAR and payable under Agreement no. 9883995 and an Five Thousand Only) **Thousand Five** amount of Rs. 56,283/- (Rupees Fifty Six Thousand **Hundred Only**) (CO-BORROWER) Two Hundred Eighty Three Only) is due and payable under Agreement no. 9890833 totaling to Rs. 18,43,073/- (Rupees Eighteen Lakh Forty Three

Description of the Immovable Property: All the piece and parcel of House Property bearing Flat No.C-403, admeasuring area 40.69 Sq.Mtrs i.e.438 Sq.ft, on the Fourth Floor, alon with Two wheeler Parking admeasuring area 02 Sq.Mtrs in Wing No. 'C' in the project Know as 'Aapla Ghar Kirkatwadi' constructed on the land bearing Gate No.162 (Old No.23/3 and 23/41) Situated at Village Kirkatwadi. Taluka Haveli. District Pune. Bounded as Follows: East by: Gate No. 173 and 174. West by: Gate No. 161 and Road. North by: Gate No. 119 and Pandan, South by: Gate No. 163 and 164,

Thousand Seventy Three Only)

09-07-2021

MRS. MANISHA VIJAY BHANDARE Rs.79,000/- (Rupees 9604038 Rs. 14,58,717/-Rs.7,90,000/- (Rupees Physical (BORROWER). **Seven Lakh Ninety Seventy Nine** 10th February, 2020 Thousand Only) Thousand Only) MR. VIJAY BABAN BHANDARE (CO-BORROWER).

Description of the Immovable Property: All that piece and parcel of the Flat No. 405, on the 4TH Floor, in the "Indrayani Heights Phase II" Scheme, at village Koregaon Bhima, Taluka Shirur, within the limits of Shirur Panchayat Samiti, Grampanchayat, District Pune MR. ASHOK HARIBHAU BADADE 10030341 & Rs. 9,15,186/- (Rupees Nine Lakh Fifteen Thousand | Rs.6,40,000/- (Rupees Rs.64,000/- (Rupees 10017592 & (Borrower) One Hundred Eighty Six Only) is due and payable by Six Lakh Forty **Sixty Four Thousand** RS. VAISHNAVI ASHOK BADADE 10667336 you under Agreement no. 10017592 and an amount of Thousand Only) Only) Rs. 35,069/- (Rupees Thirty Five Thousand Sixty Nine (Co-borrower) Only) is due and payable by you under Agreement no. 10030341 and an amount of Rs. 4.41.742/- (Rupees Four Lakh Forty One Thousand Seven Hundred Forty Two Only) is due and payable by you under

10-02-2020 Description of the Immovable Property: Flat No. 1 admeasuring 43.51 Sq. Mtrs. on Second Floor, in the project known as "Dhanlaxmi Market", constructed on the land bearing Plot

Agreement no. 10667336 totalling to Rs. 13,91,997/-

(Rupes Thirteen Lakh Ninety One Thousand Nine

Hundred Ninety Seven Only)

No. 6 and 7 out of plot no. 20 of S. No. 1149/3, situated at Shirur, Taluka Shirur, Dist. Pune MRS. POONAM SANTOSH JADHAV 9541815 Rs.7,00,000/- (Rupees Rs.70,000/- (Rupees Rs. 13,09,861 /-Physical (BORROWER), Seven Lakh Only) **Seventy Thousand** 30-04-2021 Only)

MR. SANTOSH BHIM RAO JADHAV (CO-BORROWER) Description of the Immovable Property: All that piece and parcel of residential Property bearing Flat No.509, admeasuring area 299 Sq. Ft. i.e. 27.78 Sq. Mtrs. Along with terrace admeasuring are 43 Sq. Ft. i.e. 3.99 Mtrs. On the Fifth Floor, in Wing No.A6, along with One Two Wheeler Parking admeasuring 2 Sq. Mtrs. in the project Know as "MAPLE SHELTERS URALIKANCHAN -1" out of the Land bearing Gate No.751 and Gate No. 752 situated at Village, Shindwane Taluk, Haveri District Pune PRATIMA SURYAKANT UPADHYAY Rs.12.51.525/-Rs.5,00,000/- (Rupees Rs.50,000/- (Rupees Physical (BORROWER). Five Lakh Only) Fifty Thousand Only)

**HEMANT KUMAR NARENDRA** 07th February, 2018 **UPADHYAY (CO-BORROWER)** Description of the Immovable Property: Flat /Unit No. 212 on Second Floor admeasuring 336 Square Ft. i.e. 31.21 Sq. Mts. (Total Carpet Area), Building "A2 Jasper". Gat No. 697 (Old Gat No. 217/1) admeasuring 05 H 26 R out of the total land admeasuring 06 Hectares 46 R and assessed at 04 Rupees 69 Paise situated at Village Karegaon, Taluka Shirur, District Pune and within the local limits of Zilla Parishad village Karegaon Grampanchayat Karegaon and bounded as follows: On or towards the East:Gat No. 680 & 697,On or towards the West

:Gat No. 696,On or towards the South:Karegaon Falake mala Road,On or towards the North:Gat No. 685. 9852649 MR. GORAKH BANSUDE Rs. 11.48.407/-Rs.7,50,000/- (Rupees Rs.75,000/- (Rupees Physical (BORROWER). Seven Lakh Fifty Seventy Five MRS. ASHWINI BANSUDE (CO-26.04.2021 Thousand Only) Thousand Only) BORROWER), Description of the Immovable Property: Schedule – A

Property 01:-All The Piece And Parcel Of Immovable Property Bearing Flat No. 705, on the 7th Floor, of Building A-5, carpet area Admeasuring 509 Sq. Feet, i.e. 47.29 Sq. Meters, Along With Adjacent Terrace Admeasuring Area about 82 Sq. Feet, i.e. 7.62 Sq. Meter, and Along With One Covered Car Parking Admeasuring Area about 9.29 Sq. Meters, In The Project Known As "Aapla Ghar Uralikanchan", Constructed On Land Bearing New Gat No. 751 & 752, of Moje Vill: Shindwane, Ta: Haveli, Di.: Pune. Bounded As Follows:-East By : Gat No. 773. West By: Gat No. 754, 752. North By: Gat No. 774, And Lake. South By: Gat No. 756, 757. Property 02:-All The Piece And Parcel Of Immovable Property Bearing Flat No. 706, on the 7th Floor, of Building A-5, carpet area Admeasuring 509 Sq. Feet, i.e. 47.29 Sq. Meters,

Along With Adjacent Terrace Admeasuring Area about 82 Sq. Feet, i.e. 7.62 Sq. Meter, and Along With One Covered Car Parking Admeasuring Area about 9.29 Sq. Meters, In The Project Known As "Aapla Ghar Uralikanchan", Constructed On Land Bearing New Gat No. 751 & 752, of Moje Vill: Shindwane, Ta: Haveli, Di.: Pune.Bounded As Follows:-East By: Gat No. 751. West By: Road. North By: Lake (Part Of Gat No. 752). South By: Gat No. 753. 9909437 MR. SANJAY SHRIRAM Rs. 1098407/-Rs.6,90,000/- (Rupees Rs.69,000/- (Rupees Physical VISHWAKARMA (Borrower) Six Lakh Ninety Sixty Nine Thousand

22-07-2021

Only)

Rs.65.000/- (Rupees

Physical

Thousand Only)

Rs.6.50.000/- (Rupees

VISHWAKARMA (Co-borrower) Description of the Immovable Property: The Residential Flat admeasuring 19.97 Sq. Mtrs. (equivalent to 215 Sq. Ft.) carpet area bearing No. 711 situated on the Seventh Floor in "A4" Building of the said Complex to be known as "Xrbia Ambi" under construction on the land admeasuring 04 Hectare – 64.5 Are all Situated at Village Ambi, Taluka Maval, District of Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" lying and being village Ambi, Taluka Maval, District of Pune. 9997436 MR. AMARESH SHANTARAM Rs. 986029/-Rs.7,80,000/- (Rupees Rs.78,000/- (Rupees

SHINDE (Borrower), MRS. SAROJ Seven Lakh Eighty **Seventy Eight** AMARESH SHINDE (Co-borrower) 26-07-2021 Thousand Only) Thousand Only) Description of the Immovable Property: The Residential Flat admeasuring 19.32 Sq. Mtrs. (equivalent to 208 Sq. Ft.) carpet area bearing No. 1006 situate on the Tenth Floor in "A3 Building of the said complex to be known as "Xrbia Ambi" under construction on the land admeasuring 04 Hectare – 64.5 Are all situated at village Ambi. Taluka Mayal. District Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" lying and being village Ambi, Taluka Maval, District of Pune.

(Borrower) Mrs.TANUJA PANKAJ Six Lakh Fifty Sixty Five Thousand NALWADE (Coborrower) 28.04.2021 Thousand Only) Only) Description of the Immovable Property: The Residential Flat admeasuring 23.97 Sq. Mts (equivalent to 258 Sq. Ft) carpet area bearing No.607, situated on the SIXTH Floor in G 2 Building of the said complex to be known as "XRBIA ABODE" which is constructed on the land forming nonagricultural land admeasuring about 2 Hectares 91.36 Ares bearing Gat No 240 out of land totally admeasuring about 8 Hectares 65 Ares as per the sanctioned layout plan of project known as "XRBIA ABODE" lying and being village Jambhul, Taluka Maval District Pune and within the limits of Zilla Parishad Pune, Gram Panchayat Village Jambhul the same is bounded as follows: -East: Survey No.174, South: Survey No.240(P), West

Rs. 9 48 670/-

Survey No.186 & 192, North: Survey No.176 & 178 9976981 Mrs. Sonali Rahul Unde Rs.80,000/- (Rupees Physical Rs 9,14,066/-Rs.8,00,000/- (Rupees (BORROWER) Eight Lakh Only) **Eighty Thousand** Mr. Rahul Suryabhan Unde 27.04.02021 Only) (CO-BORROWER)

Description of the Immovable Property: All That Piece And Parcel Of Immovable Property Bearing Flat No.614, 6th Floor, Building No. A/4, Admeasuring 19.32 Sq. Meters, (Equivaler To 208 Sq. Feet) Along With Undivided Share In The Land Of Road & C.O.P. In The Scheme Known As "Xrbia Ambi". Situate At Gat No.36, 37, 39, 40 & 339, Total Admeasuring 46450.00 Sq. Meters. Of Vil: Ambi. Ta:Maval. Dis:Pune. Maharashtra-410507. MR. ELVIS JOE MORAES (Borrower).

MRS. GENEVIEVE FRANCIS PETERS Five Lakh Ninety Five Fifty Nine Thousand (Co-borrower) 15-Jan-2020 Thousand Only) Five Hundred Only) Description of the Immovable Property: The Residential Flat admeasuring 19.32 Sq. Mtrs. (equivalent to 208 Sq. Ft.) carpet area bearing No. 205 situated on the Second Floor in 'A4' building of the said complex to be known as "Xrbia Ambi" under construction on the land forming nonagricultural land admeasuring 04 Hectare – 64.5 Are all situated at Village Ambi

Rs. 8.85.304/-

Taluka Maval District Pune MR. JAVED HUSEN MUJAWAR 9980319 Rs. 8,53,609/-Rs.5,90,000/- (Rupees) Rs.59,000/- (Rupees Physical (Borrower) MRS. JASMIN JAVED Five Lakh Ninety **Fifty Nine Thousand** MUJAWAR (Co-borrower), 09-July-2019 Thousand Only) Only)

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 to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular to the below Borrower and/ Co- B Rs.4.50.000/- (Rupees) Mr. Anil Prakash Kale (Borrower) Rs. 8.48.107/-Rs.45.000/- (Rupees Physical

29-04-2021

Description of the Immovable Property: Flat No. 502, Building No. N, admeasuring about 251 sq. fts., i.e. 23.32 sq. mtrs., carpet area on the Fourth Floor (Level - 9) + amenity view along with allotted Two Wheeler Parking Space in the Project known as "PRATHAM" Constructed on the land bearing Sub Plot No. 1 admeasuring about 12500 sq. mtrs., bearing Gat No. 1205/1C situated at Village: - Telegaon Dhamdhere, Ta: - Shirur, Di.: Pune

Kalpana Anil Kale (Co-borrower)

MR. RANJEET DNYANOBA 9861472 Rs.7,95,425/-Rs.5,40,000/- (Rupees) Rs.54,000/- (Rupees Physical VEER (Borrower) MRS. SHOBHA Five Lakh Forty Fifty Four Thousand **DNYANOBA VEER (Coborrower)** 29.04.2021 Thousand Only) Only) Description of the Immovable Property: The Residential Flat admeasuring 15.33 Sq. Mtrs. (equivalent to 165 Sq. Ft.) carpet area bearing No. 523 situate on the Fifth Floor in "D1

Building of the said complex to be known as "Xrbia Abode" constructed on land forming non agricultural land admeasuring 2 Hectares 91.36 Ares bearing Gat No. 240 out of land totally admeasuring 8 Hectares 65 Ares as per the sanctioned layout plan of the project known as "Xrbia Abode" lying and being village Jambhul. Taluka Mayal District of Pune and within the limits of the Zilla Parishad village Jambhul and Grampanchayat village Jambhul. On or towards the East: Survey No. 192, On or towards the South: Access Road, On or towards the West: Survey No. 174, On or towards the North: Survey No. 178. MRS MANISHA AMITKUMAR Rs. 6.07.597/- (Rupees Six Lakh Seven) 10010369

Rs.6.40.000/- (Rupees) Rs.64.000/- (Rupees Physical MAHANURE. MR. AMITKUMAR Thousand Five Hundred Ninety Seven Only) Six Lakh Forty **Sixty Four Thousand GUNDURAO MAHANURE** Thousand Only) Only)

20-09-2021 Description of the Immovable Property: All that piece and parcel of the

Schedule - A-All that piece and parcel of land forming nonagricultural land admeasuring 04 Hectare - 64.5 Are all situated at village Ambi. Taluka Maval. District Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" lying and being village Ambi, Taluka Maval, District of Pune. Schedule - B-The Residential Flat admeasuring 14.86 Sq. Mtrs. (equivalent to 160 Sq. Ft.) carpet area bearing No. 201 situate on the Second Floor in "A2" Building of the Complex to

be known as "Xrbia Ambi" under construction on the land more particularly described in the First Schedule herein above written. 9862589 MR. VIKRAM DEY (Borrower). Rs. 601355/-Rs.5.80.000/- (Rupees Rs.58.000/- (Rupees Physical MRS. URVASHI VIKRAM DEY Five Lakh Eightv Fifty Eight Thousand 24-07-2021 (Co-borrower) Thousand Only) Only)

Description of the immovable Property: The Residential Flat admeasuring 14.59 Sq. Mtrs. (equivalent to 157 Sq. Ft.) carpet area bearing No. 510 situated on the Fifth Floor in "A2" Building of the said complex to be known as "Xrbia Ambi" under construction on the land admeasuring 04 Hectare – 64.5 Are all situated at village Ambi, Taluka Maval, District Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" lying and being village Ambi, Taluka Maval, District of Pune. Mr. Vinod Ramchandra Bhore Rs. 5,88,274/- (Rupees Five Lakh Eighty Eight Rs.5,75,000/- (Rupees Rs.57,500/- (Rupees

Thousand Two Hundred Seventy Four Only) Fifty Seven Thousand (Borrower) . Mrs. Pratibha Vinod Five Lakh Seventy Bhore (Co-borrower). Five Thousand Only) Five Hundred Only) 22 10-2021 Description of the Immovable Property: All that piece and parcel of the

Schedule - A- All that piece and parcel of land forming non-agricultural land admeasuring 04 Hectare - 64.5 Are all situated at village Ambi, Taluka Mayal, District Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" constructed on land bearing Gat No. 36, 37, 39, 40, 339, Iving and being village Ambi, Taluka Maval, District of Pune.

Schedule - B-The Residential Flat admeasuring 14.59 Sq. Mtrs. (equivalent to 157 Sq. ft.) carpet area bearing No. 713 situated on the Seventh Floor in "A2" building of the said complex to be known as "Xrbia Ambi" under construction on the land more particularly described in the First Schedule herein above written. Mr. Mahesh Bhimrao Kamble Rs.4.90.000/- (Rupees) Rs.49.000/- (Rupees 9970480 Physical (Borrower), Mrs. Bhagyashree Four Lakh Ninety **Forty Nine Thousand** Baiirao kamble (Co-borrower).

26.04.2021 Description of the Immovable Property: All That Piece And Parcel Of Immovable Property Bearing Flat No.210, Situated 2nd Floor In "D1- Building" Of The Said Complex Known As "XRBIA ABODE" Under Construction On The Land Forming Nonagricultural Land Admeasuring 2 Hectares 91.36 Area Bearing Gat No. 240 Out Of Land Totally Admeasuring 8 Hectares 65 Ares As Per Sanctioned Layout Plan Of Project Situate At Moje Village: Jambhul, Taluka: Maval, District: Pune Bounded As Follows:- East By: Survey No: 174 West By Survey No.186 And 192 North By: Survey No.176 And 178 South By: Survey No.240(P)

Rs.5,00,000/- (Rupees | Rs.50.000/- (Rupees | MR. BHAGOJI SONU SHELKE 9963949 Rs. 49.39,60/-(Borrower), MRS. NANDA SONU Five Lakh Only) | Fifty Thousand Only) **SHELKE (Co-borrower)** 09-July-2019

Description of the Immovable Property: The Residential Flat admeasuring 15.79 Sq. Mtrs. (equivalent to 170 Sq. Ft.) carpet area bearing No. 523 situate on the Fifth Floor in "D2" building of the said Complex to be known as "Xrbia Abode", on the non-agricultural land admeasuring 2 Hectares 91.36 Ares bearing Gat No. 240 out of land totally admeasuring 8 Hectares 65 Ares as per the sanction layout plan lying and being village Jambhul, Taluka Maval District of Pune and within the limits of Zilla Parishad Village Jambhul and Grampanchayat village Jambhul the same is bounded as follows: On or towards the East: Survey No. 174, On or towards the South: Survey No. 240 (P), On or towards the West: Survey No. 186 and 192, On or towards the North: Survey No. 176 and 178.

Mrs. Surekha Yaday Ingale 9933630 Rs. 4.94.439/-Rs.4.75.000/- (Rupees | Rs.47.500/- (Rupees | Physical Four Lakh Seventy | Forty Seven Thousand 26.04.2021 (Borrower) Mr. Yadav Rama Ingale Five Thousand Only) Five Hundred Only) (Coborrower) Description of the Immovable Property: All That Piece And Parcel Of Immovable Property Bearing Flat No. 221, On The 2nd Floor Of Building No. B2, Admeasuring 15,33 Sq. Meters

(Equivalent To 165 Sq. Ft.), In The Scheme Known As "Xrbia Abode", Situated At Gat No. 240, Total admeasuring 8 He. 65 Ares, paiki 2 He. 91.36 Ares, of Moie Vill: Jambhul, Ta Maval, Di.: Pune Bounded As Follows: -East By: Survey No. 192, West By: Survey No. 174, North By: X Survey No. 178, South By: Access Road

10003623 | Mrs. Usha Sudhir Yadav (Borrower) . Rs. 3,54,813/- (Rupees Three Lakh Fifty Four | Rs.4,75,000/- (Rupees | Rs.47,500/- (Rupees | Four Lakh Seventy | Forty Seven Thousand Miss. Prajakta Sudhir Yadav Thousand Eight Hundred Thirteen Only) (Co-borrower). Five Thousand Only) Five Hundred Only) Master, Aakash Sudhir Yadav 07 09-2021 (Co-borrower). Description of the Immovable Property: All that piece and parcel of the

Schedule - A- All that piece and parcel of land forming nonagricultural land admeasuring 2 Hectares 91.36 Ares bearing Gat No. 240 out of land totally admeasuring 8 Hectares 65 Ares as per the sanctioned layout plan of project known as "Xrbia Abode" lying and being village Jambhul, Taluka Maval District of Pune and within the limits of Zilla Parishad village Jambhul and Gram panchayat village Jambhul that same is bounded as follows: On or towards the East: Survey No. 174, On or towards the South: Survey No. 240 (P), On or towards the West :Survey No. 186 and 192, On or towards the North :Survey No. 176 and 178,

Schedule - B-The Residential Flat admeasuring 15.79 Sq. Mtrs. (equivalent to 170 Sq. Ft.) Carpet area bearing No. 22 situate on the Ground Floor in "B2" Building of the said complex to be known as "Xrbia Abode" under construction on the land more particularly described in the first Schedule herein above written.

MRS. AMBIKA DHONDIRAM SUTAR Rs. 10.19.892/- (Rupees Ten Lakh Nineteen Rs.9.00.000/- (Rupees Rs.90.000/- (Rupees Physical Nine Lakh Only) 7800010 Thousand Eight Hundred Ninety Two Only) **Ninety Thousand** 0074341 MR. SAMBHAJI SHANKAR SUTAR Only) 08-04-2022 **Description of the Immovable Property:** 

Schedule - A- All that piece and parcel of land forming non-agricultural land admeasuring 2 Hectares 91.36 Ares bearing Gat No. 240 out of land totally admeasuring 8 Hectares 65 Ares as per the sanctioned layout plan of project known as "Xrbia Abode" lying and being village Jambhul, Taluka Maval District of Pune and within the limits of the Zilla Parishad village Jambhul and Grampanchayat village Jambhul the same is bounded as follows: On or towards the East: Survey No. 174, On or towards the South: Survey No. 240 (P), On or towards the West :Survey No. 186 and 192, On or towards the North: Survey No. 176 and 178, Schedule - B- The Residential Flat admeasuring 23.97 Sq. Mtrs. (equivalent to 258 Sq. Ft.) carpet area bearing No. 17 situate on the Ground Floor in 'G1' Building of the said complex

to be known as "Xrbia Abode" under construction on the land more particularly described in the first schedule herein above written 9686748 MR. MAHESH ADAK Rs. 26,72,670/- (Rupees Twenty Six Lakh Seventy Rs.17.00.000/-Rs.1.70.000/- (Rupees Physical Two Thousand Six Hundred Seventy Only) One Lakh Seventy (Rupees Seventeen

MR. BALUBHAI HIRAMAN ADAK Lakh Only) Thousand Only) 07-09-2021 **Description of the Immovable Property:** 

Schedule - A- All the peace and parcel of Ground and Plot No. 92 out of Gat No. 862 (863 old), admeasuring area about 384.25 Sq. Mtrs. i.e. 4136 Sq. Ft. out of total area 7H 79 out of which Ares area 5H 64 Are (along with the right of easement through North-South) Road from main Road Bakori, (Gat No. 861 & 862) at village Wagholi, Taluka Haveli, District Pune,

within the limits of Wagholi Gram Panchayat and Panchayat Samiti Wagholi, Zilla Parishad Pune which land is bounded as follows: On or towards East: By Gat No. 863 (Old Gat No. 864), On or towards South: By Gat No. 864 (Old Gat No. 865), On or towards West: By Old Gat No. 738, On or towards North: By remaining part of the Gat No. 862 (Old Gat No. 863) Schedule - B-Project Name: White Gold, Flat No.: 403, Floor: 4TH, Carpet Area of Flat: 481 Sq. Ft. i.e. 44.70 Sq. Mtrs., Area of attached Terrace along with Dry balcony: 84 Sq. Ft. i.e. 7.80 Sq. Mtr., Total salable area:735 Sq. Ft. MR. MAHESH MOHAN DAGADE TCHHL027 Rs. 5.85.897/- (Rupees Five Lakh Eighty Five Rs.5.50,000/- (Rupees Rs.55.000/- (Rupees Physical 800010 0088629 Thousand Eight Hundred Ninety Seven Only) Five Lakh Fifty **Fifty Five Thousand** MRS. ARUNA MAHESH DAGADE Thousand Only) Only)

16-12-2022 Description of the Immovable Property: All that piece and parcel of the The Residential Flat admeasuring 15.33 Sq. Mtrs. (equivalent to 165 Sq. Ft.) carpet area bearing No. 713 situated on the Seventh Floor in "B3" Building of the said Complex to be known as "Xrbia Abode" under construction on the land admeasuring 2 Hectares 91.36 Ares bearing Gat No. 240 out of land totally admeasuring 8 Hectares 65 Ares as per sanction layout plan project known as "XRBIA ABODE" lying and being village Jambhul. Taluka Mayal District of Pune and

within the limits of the Zilla Parishad village Jambhul and Grampanchayat village Jambhul 9475964 MR. MADHUP DARSHAN JOSHI Rs. 11,32,316/- (Rupees Eleven Lakh Thirty Two | Rs.9,18,000/- (Rupees Rs.91,800/- (Rupees Physical Thousand Three Hundred Sixteen Only) Nine Lakh Eighteen **Ninety One Thousand** MRS. TARA JOSHI Thousand Only) **Eight Hundred Only)** 

14-10-2021

Description of the Immovable Property: All that consisting of Flat No. 401 admeasuring area 336 Sq. Ft. i.e. 31.21 Sq. Mtrs. On Fourth Floor in Building No. 'A-2 Onyz' in the project known as "Playtor Ranjangaon" constructed on the land bearing Gat No. 697 (Old Survey No. 217/1) situated at village Karegaon, Taluka Shirur, Dist. Pune Rs.12.15.000/-9294739 MR. PRASHANT SADASHIV Rs. 6,28,902/- (Rupees Six Lakh Twenty Eight Rs.1,21,500/- (Rupees Physical INAMDAR One Lakh Twenty Thousand Nine Hundred Two Only) (Rupees Twelve Lakh) MRS. MANGAL SADASHIV INAMDAR Fifteen Thousand One Thousand Five 10-12-2021 Only) Hundred Only)

Description of the Immovable Property: All that consisting of Flat No. 406 admeasuring 497 Sq. Ft. i.e. 46.18 Sq. Mtrs. (Built Up) on the Fourth Floor, in the Project known as "Shree Sai Heights" constructed on the Land bearing Survey No. 166 Hissa No. 1/1 (Old Survey No. 141) situated at Fursungi, Tal Haveli, Dist. Pune. MRS. RUPALI JITENDRA KAMBLE Rs. 12.06.378/- (Rupees Twelve Lakh Six Rs.9.80.000/- (Rupees | Rs.98.000/- (Rupees | Physical TCHHL0

MR. JITENDRA RAMA KAMBLE 27800010 Thousand Three Hundred Seventy Eight Only) Nine Lakh Eighty Ninety Eight Thousand 0089635 Thousand Only) Only) 16-12-2022 Description of the Immovable Property: All that piece and parcel of the The Residential Flat admeasuring 19.97 Sq. Mtrs. (equivalent to 215 Sq. Ft.) carpet area bearing No. 102

situated on the First Floor in "A3" building of the said Complex to be known as "Xrbia Ambi" under construction on the land bearing Gat No. 36, 37, 39, 40, 339 land admeasuring 04 Hectare – 64.5 Are all situated at Village Ambi, Taluka Maval, District Pune MR. AMRUTA RAVINDRA ALKUTE. TCHHL0639 Rs. 506176/- (Rupees Five Lakh Six Thousand Rs.10,40,000/-Rs.1,04,000/- (Rupees

000100 088745 MR. RAVINDRA RAJENDRA ALKUTE One Hundred Seventy Six Only) is due (Rupees Ten Lakh One Lakh Four & TCHIN0639 and payable by you under Agreement no. **Forty Thousand** Thousand Only) 000100 089535 TCHIN0614000100083678 and an amount of Rs. Only) & TCHIN0614 101545/- (Rupees One Lakh One Thousand Five 000100 077895 Hundred Forty Five Only) is due and payable by you under Agreement no. TCHIN0614000100077895 & TCHIN06140 and an amount of Rs. 1091830/- (Rupees Ten 00100 083678 Lakh Ninety One Thousand Eight Hundred Thirty Only) is due and payable by you under Agreement no. TCHHL0639000100088745 and an amount of Rs. 31785/- (Rupees Thirty One Thousand Seven Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHIN0639000100089535 totalling to Rs. 1731336/- (Rupes Seventeen Lakh Thirty One Thousand Three Hundred Thirty Six Only) 20-01-2022

Description of the Immovable Property: All that piece and parcel of the Schedule - A- All that piece and parcel of landed property in Residential Zone bearing S. No./ Gat No. 1301/1 an area admeasuring 62.24 R. i.e. 6221.68 Sq. Mtrs. At Revenue Village Shikrapur and Grampanchayat Shikrapur, Tal. Shirur, Dist. Pune, within the limits of Zilla Parishad Pune Taluka Panchayat Sammittee Shirur, Dist. Pune within the Registration District Pune. Sub Registration Dist. Shirur, and which is bounded as follows: On or towards The East :By Internal Road of Gat No. 1301, South: By Part Gat No. 1301 & compound of Aura

City, West: By Gat No. 1371, North: By Part of Gat No. 1, Schedule - B- Flat No. 302, on Third Floor, in Building Wing "H" admeasuring area Carpet 410.21 Sq. Ft. i.e. 38.11 Sq. Mtr. (approximately) of the project known as "Dew Drops" be constructed on the said land more particularly described in Schedule - I written herein above.

MR. SADANNAND PANJARKAR. Rs. 40,13,971/- (Rupees Forty Lakh Thirteen 9931768 Rs.29.50.000/-Rs.2,95,000/- (Rupees Physical Two Lakh Ninety Five Thousand Nine Hundred Seventy One Only) (Rupees Twenty Nine MRS. VANDANA SADANNAND Lakh Fifty Thousand Thousand Only) PANJARKAR 18-11-2019 Only)

Description of the Immovable Property: All the piece and parcel of the land or ground bearing City Survey No. 532 area admeasuring 23.8 Sq. Mtrs. and City Survey No. 533 area admeasuring 389.9 Sq. Mtrs., totally admeasuring 413.7 Square Meters, lying being and situated at revenue village Bhosari, situated within the registration division and District – Pune Sub Division and Taluka – Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub – Registrar Haveli Pune and bounded as under ;On or towards the East :By Road, On or towards the South :By Road, On or towards the West : By Property of Mr. Hiraman Landge out of CTS No. 485 & 486, On or towards the North: By Property of Mr. Vitthal Mahandu Landge & Mr. Bayale.

Schedule - B- Project Name: Shivalay - I, Floor: First, Flat No.: 01, Carpet Area: 56.27 Sq. Mtrs., (Including area of Balcony), Exclusive Right to Use Parking No.: Common Car Parking, Village / Taluka / District:Bhosari / Haveli / Pune.

Pune

To be Continued on next page...

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MRS. SUNDARI SANJAY

Mr. PANKAJ BALASO NALAWADE