TATA

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11 th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address : TATA CAPITAL HOUSING FINANCE LIMITED, 2Nd Floor Shree Arcade House No.186, Plot No.130/19, Red Cross Road, Gandhi Square ,Sadar, Nagpur – 440001

NOTICE FOR SALE OF IMMOVABLE PROPERTY

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

E-Auction Notice of **15 days** for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold **on 26-10-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **26-10-2026**. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **24-10-2026** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED**, 2nd Floor Shree Arcade House No.186, Plot No.130/19, Red Cross Road, Gandhi Square ,Sadar, Nagpur – 440001
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.	10172116	**MR. AMEENUDDIN ANWARUDDIN KHAN** **MRS. RESHMAJAHAN AMINUDDINN KHAN**	Rs. 38,87,720/- 10-06-2021	**Rs. 8,00,000/-** **Earnest Money Deposit (EMD):- Rs. 80,000/-** **Type of possession: -** Physical	Rs. 8197645/- 30-09-202
Description of the Immovable Property: That the property situated at within the local limits of Akola Municipal Corporation and within the jurisdiction of Sub Registrar Akola bearing Nazul Sheet No. 39 – A, Nazul Plot No. 274, total admeasuring 194.35 Sq. Ft. thereon residential building having two Floors, therein on Second Floor constructed Flat, having Built-up area of 63.91 Sq. Mtrs. Along with proportionate Share in land, at Mouje Kasbe Akola, Pragane, Tah. And Dist. Akola. **Bounded :- East :-** Service Lane, **West :-** Property of Naim Khan Niyaj Khan **North :-** Kothari Bazaar Road, **South :** Property of Fatimbi Shakurkha Trust.						
2.	TCHHF027500 0100195451 & TCHIN027500 0100200214	**MR. MAHESH KUMAR SHYAMLAL KAUSHIK** **MRS. PRIYANKA KAUSHIK**	Rs. 4339506/- 09-09-2023	**Rs. 30,00,000/-** **Earnest Money Deposit (EMD):- Rs. 3,00,000/-** **Type of possession: -** Physical	Rs. 6534894/- 30-09-2026
Description of the Immovable Property: Schedule – A The variable undivided 16.666% Share and interest in All that piece and parcel of land bearing Plot No. 133,134, total admeasuring 264.680 Sq. Mtrs. (measurement as per Regularization Letter and clubbing demand), situated in layout Craved by the Sai Nagar Co-Op. Housing Society Ltd. Nagpur, Kh. No. 31 of Mouza Pardi, P. H. No. 34, Municipal House No. 610/A/133 & 134, Ward No. 21, Sheet No. 8, City Survey No. 29, situated within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil and Dist. Nagpur and the said land is bounded as under : **On North :** Road, **On South :** Plot No. 141 & 142, **On East :** Plot No. 135, **On West :** Plot No. 132. **Schedule – B** Together with the entire R.C.C. structure comprising Residential Apartment No. 102 on the First Floor of the building standing thereon known and style as "Subhadra Apartment" covering a built-up area of 700 Sq. Ft. (i.e. 65.032 Sq. Mtrs.) and a Carpet area of 522 Sq. Ft. (i.e. 48.49 Sq. Mtrs.) and the said residential apartment is bounded as under: **On North :** Open to SKY, **On South :** Open to SKY. **On East :** Stairway + Apartment No. 101, **On West :** Open to SKY.						
3.	9667533	**MR. SHIRISH SAMUDRA SINGH** **MRS. SAPNA KAILASH PATIL**	Rs: 18,71,793/- 18-03-2025	**Rs. 12,95,000/-** **Earnest Money Deposit (EMD):- Rs. 1,29,500/-** **Type of possession:-** Physical	Rs. 2475763/- 30-09-2026
Description of the Immovable Property: The Undivided 2.375 Percent share and interest in All that piece & parcel of land admeasuring 6695.00 Sq. Ft. comprising Plot No. 666, in the Panchpaoli Housing Accommodation Scheme at Mouza – Hansapuri, bearing City Survey No. 1229, Sheet No. 278/17, together with R.C.C. superstructure comprising Apartment / Flat No. 403 'Type C', covering builtup area of 38.36 Sq. Mtrs. Bearing Corporation House No. 882+882/A/403, situated on the Fourth Floor of the Building more properly known and style as "Krishna Regency" constructed on the aforesaid plot of land, situated at Panchpaoli, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 54 and N.I.T. Nagpur, in Tahsil & District Nagpur.						
4.	9415348	**MR. NITIN MADHUKAR SAMBHARE** **MR. MADHUKAR MAROTI SAMBHARE**	Rs. 12,08,827/- 27-10-2021	**Rs. 7,90,000/-** **Earnest Money Deposit (EMD):- Rs. 79,000/-** **Type of possession:-** Physical	Rs. 2394419/- 30-09-2026
Description of the Immovable Property: All that piece and parcel of the The undivided 0.880794 percent (46.71 Sq. Mtrs.) share and interest in all that piece and parcel bearing Plot No. 1 containing by admeasurement 5304.08 Sq. Mtrs. Being a portion of the entire land bearing Kh. No. 380/2 of Mouza – Salod (Hirapur) together with the entire R.C.C. superstructure comprising Apartment No. 404 in Wing – B covering a Super Built-up area of 82.218 Sq. Mtrs. And Carpet Area of 46.167 Sq. Mtrs. on the Fourth Floor of a Building constructed thereon and to be known and style as "Takshak City" situated at village – Salod (Hirapur), within the limits of Gram Panchayat Salod (Hirapur) in Tahsil and District – Wardha and **bounded as under : On the East :** 9.00 Mtrs. Wide Road, **On the West :** 9.00 Mtrs. Wide Road & Kh. No. 379, **On the North :** 9.00 Mtrs. Wide Road, **On the South :** Kh. No. 379. And the said Apartment No. 404 Wing – A is **Bounded as under : On the East:** Apartment No. 401, **On the West:** Kh. No. 379, **On the North:** Apartment No. 403, **on the South:** C Wing Building.						

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

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

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

NOTE: The E-auction of the properties will take place through portal **https://auctionbazaar.com** on **26-10-2026** between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on **19-10-2026** between 11 AM to 5.00 PM. with prior appointment. **8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including [illegible] electricity etc. before submitting the bid. **12.** For any other details or for procedure online training