

**TATA****TATA CAPITAL HOUSING FINANCE LIMITED**

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.
Branch Add.: 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 29-07-2025 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 29-07-2025. 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 28-07-2025 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 Amount
1	TCHHL06 71000100 072837 & TCHIN06 71000100 074401	Mr. Gaurav Jagdish Sharma Mrs. Santosh Jagdish Sharma M/s. Hari Om Enterprises	Rs.20,81,533/- (Rupees Twenty Lakh Eighty One Thousand Five Hundred Thirty Three Only) is due and payable by you under Agreement no. TCHHL0671000100072837 and an amount of Rs.42,351/- (Rupees Forty Two Thousand Three Hundred Fifty One Only) is due and payable by you under Agreement no. TCHIN0671000100074401 totalling to Rs.21,23,884/- (Rupees Twenty One Lakh Twenty Three Thousand Eight Hundred Eighty Four Only) 31-05-2023	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.29,75,124/- (Rupees Twenty Nine Lakh Seventy Five Thousand One Hundred Twenty Four Only) is due and payable by you under Agreement no. TCHHL0671000100072837 and an amount of Rs.1,35,485/- (Rupees One Lakh Thirty Five Thousand Four Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHIN0671000100074401 totalling to Rs.31,10,609/- (Rupees Thirty One Lakh Ten Thousand Six Hundred Nine Only) 04-07-2025

Description of the Immovable Property: All the RCC super structure comprising of Flat No. 102 of First Floor, having built-up area about 56.27 Sq. Mtrs. along with undivided share of land measuring about 16.66 Sq. Mtrs. in apartment known as "Shri Vinayak Residency" consisting of family units, constructed on Layout Plot No. 1 total measuring about 300 Sq. Mtrs. out of F.S. No. 40 (Part) of Mauje Khadki Bu., within the limits of G.P. Khadki Bu. Tal. & Dist. Akola, converted into residential use as Order of S.D.O. Akola vide R.C. No. NAP-34/Khadki Bu/75/1986-87 of Dt. 17/04/1987 Bounded:- East: - Layout Plot No. 02, West :- Flat No. 103, North :- Flat No. 101, South :- Land of Shri Kabra.

2	10172116	Mr. Ameenuddin Anwaruddin Khan Mrs. Reshmajahan Aminuddin Khan	Rs.38,87,720/- (Rupees Thirty Eight Lakh Eighty Seven Thousand Seven Hundred Twenty Only) 10-06-2021	Rs.19,00,000/- (Rupees Nineteen Lakh Only) Earnest Money Deposit (EMD): Rs.1,90,000/- (Rupees One Lakh Ninety Thousand Only) Type of possession: Physical	Rs.69,33,625/- (Rupees Sixty Nine Lakh Thirty Three Thousand Six Hundred Twenty Five Only) 04-07-2025
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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.

3	TCHHF02 75000100 187726	Mr. Ajay Vijay Shriwastav	Rs. 15,16,397/- (Rupees Fifteen Lakh Sixteen Thousand Three Hundred and Ninety Seven Only)	Rs.19,00,000/- (Rupees Nineteen Lakh Only)	Rs.19,88,614/- (Rupees Nineteen Lakh Eighty Eight Thousand Six Hundred Eighty Four Only) is due
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Description of the Immovable Property: 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.

3	TCHHF02 75000100 187726 & TCHIN02 75000100 188012	Mr. Ajay Vijay Shriwastav Mrs. Nikita Utamrao Kale	Rs. 15,16,397/- (Rupees Fifteen Lakh Sixteen Thousand Three Hundred and Ninety Seven Only) is due and payable by you under Agreement no. TCHHF0275000 100187726 and an amount of Rs.72,372/- (Rupees Seventy Two Thousand Three Hundred and Seventy Two Only) is due and payable by you under Agreement no. TCHIN0275 000100188012 totalling to Rs.15,88,769/- (Rupees Fifteen Lakh Eighty Eight Thousand Seven Hundred and Sixty Nine Only) <u>05-02-2024</u>	Rs. 19,00,000/- (Rupees Nineteen Lakh Only) Earnest Money Deposit (EMD): Rs.1,90,000/- (Rupees One Lakh Ninety Thousand Only) Type of possession: Physical	Rs.19,88,614/- (Rupees Nineteen Lakh Eighty Eight Thousand Six Hundred Fourteen Only) is due and payable by you under Agreement no. TCHHF0275000 100187726 and an amount of Rs.98,220/- (Rupees Ninety Eight Thousand Two Hundred Twenty Only) is due and payable by you under Agreement no. TCHIN0275 000100188012 totalling to Rs.20,86,834/- (Rupees Twenty Lakh Eighty Six Thousand Eight Hundred Thirty Four Only) <u>04-07-2025</u>
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Description of the Immovable Property: All that R.C.C. Superstructure bearing Residential Flat No. 210 covering Built up Area of 54.180 Sq. Mtrs. (583.194 Sq. Fts.) on Second Floor in Block No. S-10 in Wing I. in the Building named and style as "Rajat Enclave" together with 0.885% undivided Share and Interest in All that piece and parcel of Non-Agricultural land admeasuring 0.405 Hectare bearing Khasara No. 202/1-A (New) Mouza Zingabal Takli, P. H. No. 11 And All that piece and parcel of Non-Agricultural land admeasuring 0.405 Hectare bearing Khasara No. 202/1-B (New) Mouza Zingabal Takli, P. H. No. 11 Both Situated at Mouza Zingabai Takli, City Survey No. 461, Sheet No. 552/72, bearing Nagpur Municipal Corporation House No. 744/D/1-A/SF/210, Ward No. 61, Situated at Zingabai Takli, Koradi Road, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District Nagpur.

4	TCHHF02 75000100 195451 & TCHIN02 75000100 200214	Mr. Mahesh Kumar Shyamlal Kaushik Mrs. Priyanka Kaushik	Rs.41,92,498/- (Rupees Forty One Lakh Ninety Two Thousand Four Hundred Ninety Eight Only) is due and payable by you under Agreement no. TCHHF0275 000100195451 and an amount of Rs.1,47,008/- (Rupees One Lakh Forty Seven Thousand Eight Only) is due and payable by you under Agreement no. TCHIN0275000 100200214 totalling to Rs.43,39,506/- (Rupees Forty Three Lakh Thirty Nine Thousand Five Hundred Six Only) <u>09-09-2023</u>	Rs.36,00,000/- (Rupees Thirty Six Lakh Only) Earnest Money Deposit (EMD): Rs.3,60,000 /- (Rupees Three Lakh Sixty Thousand Only) Type of possession: Physical	Rs.53,43,119/- (Rupees Fifty Three Lakh Forty Three Thousand One Hundred Nineteen Only) is due and payable by you under Agreement no. TCHHF0275 000100195451 and an amount of Rs.1,91,443/- (Rupees One Lakh Ninety One Thousand Four Hundred Forty Three Only) is due and payable by you under Agreement no. TCHIN0275000 100200214 totalling to Rs.55,34,562/- (Rupees Fifty Five Lakh Thirty Four Thousand Five Hundred Sixty Two Only) <u>04-07-2025</u>
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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.

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 Amount
5	9415348	Mr. Nitin Madhukar Sambhare Mr. Madhukar Maroti Sambhare	Rs.12,08,827/- (Rupees Twelve Lakh Eight Thousand Eight Hundred Twenty Seven Only) 27-10-2021	Rs.8,75,000/- (Rupees Eight Lakh Seventy Five Thousand Only) Earnest Money Deposit (EMD): Rs.87,500 /- (Rupees Eighty Seven Thousand Five Hundred Only) Type of possession: Physical	Rs. 20,19,592/- (Rupees Twenty Lakh Nineteen Thousand Five Hundred Ninety Two Only) 04-07-2025

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, No the South : C Wing Building.

6	10570795	Mr. Nitin Yashvant Shende Mrs. Vaishali Prakash Dongre	Rs.27,25,341/- (Rupees Twenty Seven Lakh Twenty Five Thousand Three Hundred Forty One Only) 19-11-2021	Rs.29,90,000/- (Rupees Twenty Nine Lakh Ninety Thousand Only) Earnest Money Deposit (EMD): Rs.2,99,000 /- (Rupees Two Lakh Ninety Nine Thousand Only) Type of possession: Physical	Rs.43,67,456/- (Rupees Forty Three Lakh Sixty Seven Thousand Four Hundred Fifty Six Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of land bearing Plot No. 36 admeasuring 123.5810 Square Meter out of Khasra No. 76/2, Sheet No. 73, City Survey No. 4750, situated at Ward No. 14, Fulmatibai Layout, NMC House No. 5736/C/34+35+36+37, Mouza Babulkheda, Tahsil and District Nagpur, bounded as under as per sale deed having dimensions as per la out plan attached here with as part and parcel of this deed. **Bounded:-**East : - Plot No. 11, West :- Road, North :- Plot No. 35, South :- Plot No. 37.

7	TCHHF02 75000100 088140	Mr. Sunil Mohandas Chug Mrs. Komal Sunil Chug	Rs.41,10,068/- (Rupees Forty One Lakh Ten Thousand Sixty Eight Only) 12-09-2023	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.53,48,726/- (Rupees Fifty Three Lakh Forty Eight Thousand Seven Hundred Twenty Six Only) 04-07-2025
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Description of the Immovable Property: All that entire R.C.C. Superstructure more than seven years old comprising of Apartment bearing No. 203 on the Second Floor of the building known as "Om Maa Bamleshwari Devi Apartments" covering a built up area of 41.648 Sq. Mtrs. Together with the 2.10% variable undivided proportionate share and interest in all that piece and parcel of land bearing Nagpur Improvement Trust Plot No. 30 admeasuring No. 1001.494 Sq. Mtrs. i.e. 10780 Sq. Ft. in Central Road Section III Scheme of Nagpur Improvement Trust of Mauza : Nagpur, City Survey No. 244, Sheet No. 156, Chalta No. 413, Circle No. 11/16, Division 3, Municipal House No. 2/203, Ward No. 23, situated at Lakadganj, Bhandara Road, Nagpur **Bounded :-** East :- Plot No: 31, West :- Plot No. 28 and 29, North :- Road, South : Road

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 29-07-2025 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, that