

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Phase, Sector 47, Thane (W) 400 607.

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, 4th Floor, Off Pokhran Road No.2, Behind TCS, Thane(W) 400 607.

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 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, 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-Borrower. 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 should be submitted to the undersigned at 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.

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	10151902 & 10119152	MRS. BHARATI HEMANT MANE MR. HEMANT MANOHAR MANE	Rs. 4,45,342/- (Rupees Four Lakh Forty Five Thousand Three Hundred Forty Two Only) is due and payable by you under Agreement no. 10119152 and an amount of Rs. 1,05,153/- (Rupees One Lakh Five Thousand One Hundred Fifty Three Only) is due and payable by you under Agreement no. 10151902 totalling to Rs. 5,50,495/- (Rupees Five Lakh Fifty Thousand Four Hundred Ninety Five Only) 16-03-2020	Rs. 5,10,000/- (Rupees Five Lakh Ten Thousand Only) Earnest Money Deposit (EMD): Rs. 51,000/- (Rupees Fifty One Thousand Only) Type of possession: Physical	Rs. 399337/- (Rupees Three Lakh Ninety Nine Thousand Three Hundred Thirty Seven Only) is due and payable by you under Agreement no. 10151902 and an amount of Rs. 983902/- (Rupees Nine Lakh Eighty Three Thousand Nine Hundred Two Only) is due and payable by you under Agreement no. 10119152 totalling to Rs. 1383239/- (Rupees Thirteen Lakh Eighty Three Thousand Two Hundred Thirty Nine Only) 04-07-2025

Description of the Immovable Property: Flat Premises No. 108 admeasuring about 255.98 Sq. Ft. Carpet, on the 1ST Floor, Bldg. No. 34, A - Wing, in the building Name Amber in Sector 2, Project known as Karm Residency, to be constructed on the land bearing Survey No. 166/1/1, 166/1/2, 166/2, 167/2, 169/2, 170, 172/1, 172/2/1 (Part), 172/2/2 (Part), 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15 and 179/5, lying and situated at Village Dhasai, Taluka Shahapur, Dist. Thane.

2	10456686 & 10453721 & 10461595 & 10461551	MR. KALIMMOHD AYUB KHAN MR SHABAZ KALIM KHAN MRS. REHANAPARVEEN KALIM KHAN	Rs. 1281768/- (Rupees Twelve Lakh Eighty One Thousand Seven Hundred Sixty Eight Only) is due and payable by you under Agreement no. 10453721 and an amount of Rs. 2633981/- (Rupees Twenty Six Lakh Thirty Three Thousand Nine Hundred Eighty One Only) is due and payable by you under Agreement no. 10456686 and an amount of Rs. 20134/- (Rupees Twenty Thousand One Hundred Thirty Four Only) is due and payable by you under Agreement no. 10461551 and an amount of Rs. 26704/- (Rupees Twenty Six Thousand Seven Hundred Four Only) is due and payable by you under Agreement no. 10461595 totalling to Rs. 3962587/- (Rupees Thirty Nine Lakh Sixty Two Thousand Five Hundred Eighty Seven Only) 27-04-2023	Flat No. 05 - Rs. 6,15,000/- Flat No. 05 - Earnest Money Deposit (EMD): - Rs. 61,500/- And Flat No. 105 & Flat No. 106 - Rs. 11,90,000/- Flat No. 105 & Flat No. 106 - Earnest Money Deposit (EMD): - Rs. 1,19,000/- Type of possession: Physical	Rs. 3650117/- (Rupees Thirty Six Lakh Fifty Thousand One Hundred Seventeen Only) is due and payable by you under Agreement no. 10456686 and an amount of Rs. 1860089/- (Rupees Eighteen Lakh Sixty Thousand Eighty Nine Only) is due and payable by you under Agreement no. 10453721 and an amount of Rs. 36490/- (Rupees Thirty Six Thousand Four Hundred Ninety Only) is due and payable by you under Agreement no. 10461595 and an amount of Rs. 25781/- (Rupees Twenty Five Thousand Seven Hundred Eighty One Only) is due and payable by you under Agreement no. 10461551 totalling to Rs. 5572477/- (Rupees Fifty Five Lakh Seventy Two Thousand Four Hundred Seventy Seven Only) 04-07-2025
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Description of the Immovable Property:

1) Flat No. 05, in C Wing, On Ground Floor, admeasuring at about 360 sq. feet (Built up area), 257 Sq. Feet Carpet Area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhol", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat
2) Flat No. 105, in C Wing, on the first floor, admeasuring about 360 Sq. Ft. (Built up area), (257 Sq. Ft. Carpet area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhol", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat
3) Flat No. 106, in C Wing, on First Floor, admeasuring at about 405 Sq. Ft. (Built up area), (289 Sq. Ft. Carpet area) alongwith furniture and fixture, (Grampanchayat Tembhare House No. 138/11C-105 and House No. 138/11C-106) in the building known as "Goldie House Co-Operative Housing Society" situated lying at Survey No. 65, Hissa No. 8, Village "Shingdhol", Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat.

3	TCHIN0687000100094621 & TCHHL0687000100094015	Mr. KANCHAN CHANDRAKANT JHA Mrs. NIVINA CHANDRAKANT JHA	Rs. 1889091/- is due and payable by you under loan account No TCHHL0687000100094015 and an amount of Rs. 104616/- is due and payable by you under loan account No TCHIN0687000100094621 totalling to Rs. 1993707/- (Rupees Nineteen Lakh Ninety Three Thousand Seven Hundred Seven Only) 15-11-2023	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. 2362225/- (Rupees Twenty Three Lakh Sixty Two Thousand Two Hundred Twenty Five Only) is due and payable by you under Agreement no. TCHHL0687000100094015 and an amount of Rs. 141586/- (Rupees One Lakh Forty One Thousand Five Hundred Eighty Six Only) is due and payable by you under Agreement no. TCHIN0687000100094621 totalling to Rs. 2503811/- (Rupees Twenty Five Lakh Three Thousand Eight Hundred Eleven Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 306, admeasuring about 34.33 Sq. Mtrs Carpet Area On the 3rd Floor, C-Wing, in Brooklyn Park, Phase-IV, of Brooklyn Park, Village Dingre, Taluka Vasai, Virar (West), Palghar District, Maharashtra-401303.

4	TCHHL068 700010007 2939 & TCHIN0687 000100112 773 & TCHIN0687 000100248 374 & TCHIN0687 000100073 947	Ms. SMITA SHRIRAM SONI Mrs. KAMALABAI SHRIRAM SONAR	Rs. Rs. 2,40,360/- (Rupees Two Lakh Forty Thousand Three Hundred and Sixty Only) is due and payable by you under Agreement no. TCHIN0687000100112773 and an amount of Rs. 3,14,574/- (Rupees Three Lakh Fourteen Thousand Five Hundred and Seventy Four Only) is due and payable by you under Agreement no. TCHIN0687000100248374 and an amount of Rs. 11,55,599/- (Rupees Eleven Lakh Fifty Five Thousand Five Hundred and Ninety Nine Only) is due and payable by you under Agreement no. TCHHL0687000100072939 and an amount of Rs. 1,07,392/- (Rupees One Lakh Seven Thousand Three Hundred and Ninety Two Only) is due and payable by you under Agreement no. TCHIN0687000100073947 Totalling to Rs. 18,17,925/- (Rupees Eighteen Lakh Seventeen Thousand Nine Hundred and Twenty Five Only)	Rs. 13,90,000/- (Rupees Thirteen Lakh Ninety Thousand Only) Earnest Money Deposit (EMD): Rs. 1,39,000/- (Rupees One Lakh Thirty Nine Thousand Only) Type of possession: Physical	Rs. 121947/- (Rupees One Lakh Twenty One Thousand Nine Hundred Forty Seven Only) is due and payable by you under Agreement no. TCHIN0687000100073947 and an amount of Rs. 1269273/- (Rupees Twelve Lakh Sixty Nine Thousand Two Hundred Seventy Three Only) is due and payable by you under Agreement no. TCHHL0687000100072939 and an amount of Rs. 270567/- (Rupees Two Lakh Seventy Thousand Five Hundred Sixty Seven Only) is due and payable by you under Agreement no. TCHIN0687000100112773 and an amount of Rs. 354982/- (Rupees Three Lakh Fifty Four Thousand Nine Hundred Eighty Two Only) is due and payable by you under Agreement no. TCHIN0687000100248374 totalling to Rs. 2016769/- (Rupees Twenty Lakh Sixteen Thousand Seven Hundred Sixty Nine Only) 04-07-2025
08-10-2024					

Description of the Immovable Property: All that piece and parcel of the One self contained Flat bearing No. 709, on the 7th Floor, admeasuring about 20.420 Sq. Mtrs carpet and 3.514 Sq. Mtrs carpet terrace area in the building project named Golden Valley, F-Wing, lying being and situated at Sonivali, Taluka Ambemath, District Thane, within the Limits of Kulgaon Badlapur Municipal Council, and Registration Office Ulhasnagar 2 & 4, District Registrar Thane, Maharashtra

5	9848407	ROHIDAS RAJARAM GADEKAR SHEETAL ROHIDAS GADEKAR	Rs. 5,64,058/- (Rupees Five Lakh Sixty Four Thousand Fifty Eight Only) 24-12-2021	Rs. 4,90,000/- (Rupees Four Lakh Ninety Thousand Only) Earnest Money Deposit (EMD): Rs. 49,000/- (Rupees Forty Nine Thousand Only) Type of possession: Physical	Rs. 1110128/- (Rupees Eleven Lakh Ten Thousand One Hundred Twenty Eight Only) 04-07-2025
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Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A Flat Numbered As Flat Premises No. 306, Admeasuring About 248.98 Sq. Ft. Carpet Area On The 3rd Floor, Building No. 30, In B Wing, Building Named As Dost, In Sector 2, Of The Project Known As Karm Residency Constructed On Land Bearing Survey No.s 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1 (p), 172/2/2 (p), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15 And 179/5 Lying And Situated At Village Dhasai, Taluka Shahpur, District Thane, In The State Of Maharashtra.

6	TCHHF068 700010026 0030	Mr. SOMU NANJE GOWDA Mrs. REKHA S GOWDA	Rs. 1,95,71,020/- (Rupees One Crore Ninety Five Lakh Seventy One Thousand and Twenty Only) 14-01-2025	Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakh Only) Earnest Money Deposit (EMD): Rs. 23,00,000 /- (Rupees Twenty Three Lakh Only) Type of possession: Physical	Rs. 20738902/- (Rupees Two Crore Seven Lakh Thirty Eight Thousand Nine Hundred Two Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of industrial premises property being Unit No.6, on the First Floor, Building No.1, Kapadia Industrial Premises Co-Op. Society Ltd., e registered society under the provisions of MCS Act, 1960, and duly registered vide registration No. BOM/W-K-C, Gen (0)/-670 of 1992-93, situated at Kapadia Estate, Chakala, Andheri- Kurla Road, Andheri (East), Mumbai- 400099, on Plot No. bearing City CTS No. 84 to 23/1, to 23/15 of Village Chakala, Andheri Taluka, Mumbai District in Greater Bombay City and Suburban, admeasuring 726 Sq. Ft. Built Up area, (67.47 Sq. Mtrs Built Up). The Construction of the building was completed in the year July 1963, The said Building Consisting of Ground + 02 Floor, No lift and more particular described in scheduled

7	TCHHL069 600010023 2053 & TCHIN0696 000100233 123	Mr. VISHNU KAILASH UPADHYAY Mrs. NITU	Rs. 62,02,293/- (Rupees Sixty Two Lakh Two Thousand Two Hundred and Ninety Three Only) is due and payable by you under Agreement no. TCHHL0696000100232053 and an amount of Rs. 36,304/- (Rupees Thirty Six Thousand Three Hundred and Four Only) is due and payable by you under Agreement no. TCHIN0696000100233123 and Totalling to Rs. 62,38,597/- (Rupees Sixty Two Lakh Thirty Eight Thousand Five Hundred and Ninety Seven Only) 06-06-2024	Rs. 50,00,000/- (Rupees Fifty Lakh Only) Earnest Money Deposit (EMD): Rs. 5,00,000 /- (Rupees Five Lakh Only) Type of possession: Physical	Rs. 7038289/- (Rupees Seventy Lakh Thirty Eight Thousand Two Hundred Eighty Nine Only) is due and payable by you under Agreement no. TCHHL0696000100232053 and an amount of Rs. 51840/- (Rupees Fifty One Thousand Eight Hundred Forty Only) is due and payable by you under Agreement no. TCHIN0696000100233123 totalling to Rs. 7090129/- (Rupees Seventy Lakh Ninety Thousand One Hundred Twenty Nine Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 1405, on the Fourteenth Floor, in C-Wing, Versatile Valley, lying being and situated at Village Nijle, Taluka Kalyan, District Thane, Maharashtra

Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002
 heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance L
 mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby
 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

below;

8	TCHHL069 500010013 8579 & TCHIN0683 000100139 434	Mr. DEEPAK RAJ Mrs. DEEPIKA UPADHYA	Rs. 2,52,252/- (Rupees Two Lakh Fifty Two Thousand Two Hundred and Fifty Two Only) is due and payable by you under Agreement no. TCHIN0683000100139434 and an amount of Rs. 10,77,619/- (Rupees Ten Lakh Seventy Seven Thousand Six Hundred and Nineteen Only) is due and payable by you under Agreement no. TCHHL0695000100138579 and totalling to Rs. 13,29,871/- (Rupees Thirteen Lakh Twenty Nine Thousand Eight Hundred and Seventy One Only) 10-09-2024	Rs. 15,70,000/- (Rupees Fifteen Lakh Seventy Thousand Only) Earnest Money Deposit (EMD): Rs. 1,57,000/- (Rupees One Lakh Fifty Seven Thousand Only) Type of possession: Physical	Rs. 1252398/- (Rupees Twelve Lakh Fifty Two Thousand Three Hundred Ninety Eight Only) is due and payable by you under Agreement no. TCHHL0695000100138579 and an amount of Rs. 282218/- (Rupees Two Lakh Eighty Two Thousand Two Hundred Eighteen Only) is due and payable by you under Agreement no. TCHIN0683000100139434 totalling to Rs. 1534616/- (Rupees Fifteen Lakh Thirty Four Thousand Six Hundred Sixteen Only) 04-07-2025
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Description of the Immovable Property: Flat No. 202, on the Second Floor, in the Building No. 1, Type B-3, admeasuring Rera Carpet Area of 28.72 Sq. Mtrs., and Enclosed balcony of 4.73 Sq. Mtrs., in the Building known as Parvati Homes, Village Betegaon, Taluka Palghar, Tata housing Gate No. 2, Nr. D'Mart and Cosmos Building, Boisar (East), Palghar District, Maharashtra-401501.

9	9839413	Mr. Nanheal Rajbhar. Mr. Pawan Kumar Rajbhar	Rs. 11,42,319/- (Rupees Eleven Lakh Forty Two Thousand Three Hundred Nineteen Only) 02-06-2021	Rs. 5,40,000/- (Rupees Five Lakh Forty Thousand Only) Earnest Money Deposit (EMD): Rs. 54,000/- (Rupees Fifty Four Thousand Only) Type of possession: Physical	Rs. 1954663/- (Rupees Nineteen Lakh Fifty Four Thousand Six Hundred Sixty Three Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the property Flat No. 306, 3rd floor, B Wing, in the building Known as "Sai Rachana Apartment" Building No.3, built up area /carpet area admeasuring 411.9 Sq.ft. i.e. 38.20, Sq.mtrs., (which inclusive of the area of balconies), land bearing Gate No. 153, area admeasuring about 2386.45 Sq.mtrs., lying being and situated at Village Padaghe, within the limits of Padaghe Grampanchayath, Taluk Padaghar, District Palghar 401404 Maharashtra.

10	TCHHL063 600010012 6995 & TCHIN0636 000100128 374	Mr. DEEPAK BINDESHWAR RAY Mrs. SUMAN DEEPAK RAY	Rs. 18,32,602/- (Rupees Eighteen Lakh Thirty Two Thousand Six Hundred and Two Only) is due and payable by you under Agreement no. TCHHL0636000100126995 and an amount of Rs. 1,49,228/- (Rupees One Lakh Forty Nine Thousand Two Hundred and Twenty Eight Only) is due and payable by you under Agreement no. TCHIN0636000100128374 and totalling to Rs. 19,81,830/- (Rupees Nineteen Lakh Eighty One Thousand Eight Hundred and Thirty Only) 10-07-2024	Rs. 14,00,000/- (Rupees Fourteen Lakh Only) Earnest Money Deposit (EMD): Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) Type of possession: Physical	Rs. 180296/- (Rupees One Lakh Eighty Thousand Two Hundred Ninety Six Only) is due and payable by you under Agreement no. TCHIN0636000100128374 and an amount of Rs. 2087256/- (Rupees Twenty Lakh Eighty Seven Thousand Two Hundred Fifty Six Only) is due and payable by you under Agreement no. TCHHL0636000100126995 totalling to Rs. 2267552/- (Rupees Twenty Two Lakh Sixty Seven Thousand Five Hundred Fifty Two Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 309, Building No. 3, Third Floor, admeasuring area 575 Sq. Ft., equivalent to 53.43 Sq. Mtrs., i.e. Built Up Area, in the Building Known as Shravani Residency, situate, lying and being at Mouje Kalher, Taluka Bhiwandi, Dist. Thane, Within the Limits of Kalher Grampanchayat, Joint Sub Registration District and Taluka Bhiwandi, Thane District, Maharashtra.

11	10579889 & TCHIN0687 000100098 743	MR. PARAS SURESH THAKUR, Mr. AJIT SURESH THAKUR,	Rs. 770815/- (Rupees Seven Lakh Seventy Thousand Eight Hundred Fifteen Only) is due and payable by you under loan account No. 10579889 and an amount of Rs. 109000/- (Rupees One Lakh Nine Thousand Only) is due and payable by you under loan account No TCHIN0687000100098743 totalling to Rs. 879815/- (Rupees Eight Lakh Seventy Nine Thousand Eight Hundred Fifteen Only) 05-04-2023	Rs. 5,00,000/- (Rupees Five Lakh Only) Earnest Money Deposit (EMD): Rs. 50,000/- (Rupees Fifty Thousand Only) Type of possession: Physical	Rs. 1120157/- (Rupees Eleven Lakh Twenty Thousand One Hundred Fifty Seven Only) is due and payable by you under Agreement no. 10579889 and an amount of Rs. 242400/- (Rupees Two Lakh Forty Two Thousand Four Hundred Only) is due and payable by you under Agreement no. TCHIN0687000100098743 totalling to Rs. 1362557/- (Rupees Thirteen Lakh Sixty Two Thousand Five Hundred Fifty Seven Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 304, 3rd Floor, admeasuring about 219 Sq. Ft Carpet area, in Building No. 18, Samruddhi Complex, Umroli, Off. Karjat- Neral Road, Village Garpoli, Bhivpuri District, Maharashtra-402004

12	TCHHL063 600010018 4649 & TCHIN0636 000100189 786	MRS. RAJANI MANORANJAN PANIGRAHI MR. MANORANJAN KUNJ PANIGRAHI,	Rs. 1,42,035/- (Rupees One Lakhs Forty Two Thousand and Thirty Five Only) is due and payable by you under loan account No. TCHIN0636000100189786 and an amount of Rs. 19,67,726/- (Rupees Nineteen Lakhs Sixty Seven Thousand Seven Hundred and Twenty Six Only) is due and payable by you under loan account No. TCHHL0636000100184649 Totaling to Rs. 21,09,761/- (Rupees Twenty One Lakhs Nine Thousand Seven Hundred and Sixty One Only) 09-12-2023	Rs. 11,00,000/- (Rupees Eleven Lakh Only) Earnest Money Deposit (EMD): Rs. 1,10,000 /- (Rupees One Lakh Ten Thousand Only) Type of possession: Physical	Rs. 2431827/- (Rupees Twenty Four Lakh Thirty One Thousand Eight Hundred Twenty Seven Only) is due and payable by you under Agreement no. TCHHL0636000100184649 and an amount of Rs. 266732/- (Rupees Two Lakh Sixty Six Thousand Seven Hundred Thirty Two Only) is due and payable by you under Agreement no. TCHIN0636000100189786 totalling to Rs. 2698559/- (Rupees Twenty Six Lakh Ninety Eight Thousand Five Hundred Fifty Nine Only) 04-07-2025
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Description of the Immovable Property: All that premises being a residential flat admeasuring about 389 Sq. Ft. (Equivalent to 36.15 Sq. Mtr.) or thereabout of carpet area (including balcony, cupboard window, Door sills, service area etc.) bearing Flat No.402, on 4th Floor, of Building No. 6-C, in Housing project known as Shubh Vastu, constructed on the land lying and situate at Village Khativali, Taluka Shahapur, District Thane, and within the limits of Grampanchayat Khativali, and also within registration district Thane, Sub Registration District Shahapur.

13	10262512	Mr.Ajay Krishnakant Pimple	Rs. 11,11,040/- (Rupees Eleven Lakh Eleven Thousand Forty Only) 06-05-2021	Rs. 8,90,000/- (Rupees Eight Lakh Ninety Thousand Only) Earnest Money Deposit (EMD): Rs. 89,000 /- (Rupees Eighty Nine Thousand Only) Type of possession: Physical	Rs. 2260348/- (Rupees Twenty Two Lakh Sixty Thousand Three Hundred Forty Eight Only) 04-07-2025
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Description of the Immovable Property: All That Piece & Parcel Of Immovable Property Bearing Flat Prmises No.101,Admeasuring About 452.24 Sq.Fts Carpet, On The 1 St Floor, Building No.74, C Wing In The Building Name "Suraj" In Sector-3, Project Known As "Karma Residency", To Be Constructed On The Land Bearing Survey No.166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1(Part), 172/2/2 Part, 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 173/1/2, 178/15, And 179/5 Lying And Situated At: Village: Dhasai, Taluka: Shahapur, Dist: Thane.

14	10433895 & 10435349	MR. AJAY BALKRISHNA UTEKAR MRS ASMITA AJAY UTEKAR	Rs. 2660342/- (Rupees Twenty Six Lakh Sixty Thousand Three Hundred Forty Two Only) is due and payable by you under Agreement no. 10433895 and an amount of Rs. 108697/- (Rupees One Lakh Eight Thousand Six Hundred Ninety Seven Only) is due and payable by you under Agreement no. 10435349, totalling to Rs. 2769039/- (Rupees Twenty Seven Lakh Sixty Nine Thousand Thirty Nine Only)	Rs. 15,00,000/- (Rupees Fifteen Lakh Only) Earnest Money Deposit (EMD): Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) Type of possession: Physical	Rs. 3679531/- (Rupees Thirty Six Lakh Seventy Nine Thousand Five Hundred Thirty One Only) is due and payable by you under Agreement no. 10433895 and an amount of Rs. 156005/- (Rupees One Lakh Fifty Six Thousand Five Only) is due and payable by you under Agreement no. 10435349 totalling to Rs. 3835536/- (Rupees Thirty Eight Lakh Thirty Five Thousand Five Hundred Thirty Six Only) 04-07-2025
03-06-2023					

Description of the Immovable Property: All that piece and parcel of the Premises bearing Flat No.403, on Fourth Floor, A wing, in type A building known as "HARIKRUPA RESIDENCY" carpet area admeasuring 41.07 Sq. Mtrs., lying and being at Village Kharadi, Taluka Shahapur, Mouje- Khardi, District- Thane

15	TCHHL029 600010007 4295 & TCHHF029 600010007 4291	MR DEEPAK PANDURANG SALUNKE, MRS DANVANTI DEEPAK SALUNKE,	Rs. 1131997/- (Rupees Eleven Lakh Thirty One Thousand Nine Hundred Ninety Seven Only) is due under loan account No. TCHHL0296000100074295 and an amount of Rs. 899644/- (Rupees Eight Lakh Ninety Nine Thousand Six Hundred Forty Four Only) is due under loan account No. TCHHF0296000100074291 totalling to Rs. 2031641/- (Rupees Twenty Lakh Thirty One Thousand Six Hundred Forty One Only)	Rs. 10,00,000/- (Rupees Ten Lakh Only) Earnest Money Deposit (EMD): Rs. 1,00,000/- (Rupees One Lakh Only) Type of possession: Physical	Rs. 1801222/- (Rupees Eighteen Lakh One Thousand Two Hundred Twenty Two Only) is due and payable by you under Agreement no. TCHHL0296000100074295 and an amount of Rs. 1327006/- (Rupees Thirteen Lakh Twenty Seven Thousand Six Only) is due and payable by you under Agreement no. TCHHF0296000100074291 totalling to Rs. 3128228/- (Rupees Thirty One Lakh Twenty Eight Thousand Two Hundred Twenty Eight Only) 04-07-2025
12-07-2022					

Description of the Immovable Property: All the parcel and piece of the Residential Flat Premises no 202, admeasuring about 660.7 sq ft carpet, on the 2nd floor, building no 10, A- Wing, in the building name Samrat, in Sector 1, project known as Karm Residency, to be constructed on the land bearing Survey No 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1, (Part), 172/2/2 (Part), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15, and 179/5, lying and situated at Village Dhasai, Taluka Shahapur, District Thane

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

16	TCHHL068 700010019 2317 & TCHHL068 700010019 2338 & TCHIN0687 000100195 836 & TCHIN0687 000100194 551	Mr. DEEPAKK M JORE Mrs. KALINDI DEEPAK JORE	Sr. 65,16,150/- (Rupees Sixty Five Lakh Sixteen Thousand One Hundred and Fifty Only) is due and payable by you under Agreement no. TCHHL0687000100192317 and an amount of Rs. 65,15,891/- (Rupees Sixty Five Lakh Fifteen Thousand Eight Hundred and Ninety One Only) is due and payable by you under Agreement no. TCHHL0687000100192338 and an amount of Rs. 1,51,812/- (Rupees One Lakh Fifty One Thousand Eight Hundred and Twelve Only) is due and payable by you under Agreement no. TCHIN0687000100195836 and an amount of Rs. 1,51,812/- (Rupees One Lakh Fifty One Thousand Eight Hundred and Twelve Only) is due and payable by you under Agreement no. TCHIN0687000100194551 Totalling to Rs. 1,33,35,665/- (Rupees One Crore Thirty Three Lakh Thirty Five Thousand Six Hundred and Fifty Five Only)	Flat No. 1105 - Rs. 50,00,000 Flat No. 1105 - Earnest Money Deposit (EMD): Rs. 5,00,000/- And Flat No 702 - Rs. 50,00,000 Flat No 702 - Earnest Money Deposit (EMD): Rs. 5,00,000/- Type of possession: Physical	Rs. 178048/- (Rupees One Lakh Seventy Eight Thousand Forty Eight Only) is due and payable by you under Agreement no. TCHIN0687000100194551 and an amount of Rs. 178048/- (Rupees One Lakh Seventy Eight Thousand Forty Eight Only) is due and payable by you under Agreement no. TCHIN0687000100195836 and an amount of Rs. 7265322/- (Rupees Seventy Two Lakh Sixty Five Thousand Three Hundred Twenty Two Only) is due and payable by you under Agreement no. TCHHL0687000100192338 and an amount of Rs. 7295009/- (Rupees Seventy Two Lakh Ninety Five Thousand Nine Only) is due and payable by you under Agreement no. TCHHL0687000100192317 totalling to Rs. 14916427/- (Rupees One Crore Forty Nine Lakh Sixteen Thousand Four Hundred Twenty Seven Only)	04-07-2025
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Property No. 2: Flat No. 702, on the Seventh Floor, in D-Wing in the Building known as Versatile Valley, lying, being and situated at Village Nile, Taluka Kalvan, District Thane, Maharashtra-421204.

17	10118954 & 10123500	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 11,32,193/- (Rupees Eleven Lakh Thirty Two Thousand One Hundred Ninety Three Only) is due and payable by you under Agreement no. 10118954 and an amount of Rs. 1,12,717/- (Rupees One Lakh Twelve Thousand Seven Hundred Seventeen Only) is due and payable by you under Agreement no. 10123500 totalling to Rs. 12,44,910/- (Rupees Twelve Lakh Forty Four Thousand Nine Hundred Ten Only)	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD): Rs. 90,000 /- (Rupees Ninety Thousand Only) Type of possession: Physical	Rs. 2601685/- (Rupees Twenty Six Lakh One Thousand Six Hundred Eighty Five Only) is due and payable by you under Agreement no. 10118954 and an amount of Rs. 384064/- (Rupees Three Lakh Eighty Four Thousand Sixty Four Only) is due and payable by you under Agreement no. 10123500 totalling to Rs. 2985749/- (Rupees Twenty Nine Lakh Eighty Five Thousand Seven Hundred Forty Nine Only) 04-07-2025
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Schedule – B All the Residential Premises Flat bearing No. 4, admeasuring 348 Sq. Ft. Carpet area equivalent to 575 sq. Ft. Built Up area on the First Floor of the proposed building project to be known as "Shreem Residency" being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village – Gundge, Taluka Karjat, Dist. Raigad.

18	10117280	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 10,46,771/- (Rupees Ten Lakh Forty Six Thousand Seven Hundred Seventy One Only) 26-07-2019	Rs. 9,30,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD): Rs. 90,000/- (Rupees Ninety Thousand Only) Type of possession: Physical	Rs. 25,04,330/- (Rupees Twenty Five Lakh Four Thousand Three Hundred Thirty Only) 04-07-2025
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Schedule - B All the Residential Premises Flat bearing No. 3, admeasuring 342 Sq. Ft. Carpet area equivalent to 570 sq. Ft. Built Up area on the First Floor of the proposed building project to be known as "Shreem Residency" being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village - Gundge, Taluka Karjat, Dist. Raigad.

18	10117280	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 10,46,771/- (Rupees Ten Lakh Forty Six Thousand Seven Hundred Seventy One Only) 26-07-2019	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD): Rs. 90,000/- (Rupees Ninety Thousand Only) Type of possession: Physical	Rs. 2504330/- (Rupees Twenty Five Lakh Four Thousand Three Hundred Thirty Only) 04-07-2025
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Description of the Immovable Property: Schedule – A All that piece or parcels of vacant land or ground bearing N.A. Plot of Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr., assessment 10-70 Rs. Ps. village Gundge, Taluka Karjat, Dist. Raigad, within the jurisdiction of Sub-Registrar of Assurances at Karjat, Tal. Karjat, Dist. Raigad.

Schedule – B All the Residential Premises Flat bearing No. 3, admeasuring 342 Sq. Ft. Carpet area equivalent to 570 sq. Ft. Built Up area on the First Floor of the proposed building project to be known as "Shreem Residency" being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village – Gundge, Taluka Karjat, Dist. Raigad.

19	TCHHL029 600010007 2886 & TCHHL029 600010007 2886 & TCHHF029 600010007 3278	MR. SANJAY BABURAW AGLAVE MRS. SUSHAMA SANJAY AGLAVE	Rs. 4,77,656/- (Rupees Four Lakhs Seventy Seven Thousand Six Hundred and Fifty Six Only) is due and payable by you under Agreement no. TCHHF0296000100072892. and an amount of Rs. 1,28,476/- (Rupees One Lakhs Twenty Eight Thousand Four Hundred and Seventy Six Only) is due and payable by you under Agreement no. TCHHF0296000100073278. and an amount of Rs. 12,94,547/- (Rupees Twelve Lakhs Ninety Four Thousand Five Hundred and Forty Seven Only) is due and payable by you under Agreement no. TCHHL0296000100072886. Totalling to Rs. 19,00,679/- (Rupees Nineteen Lakhs and Six Hundred and Seventy Nine Only) 30-12-2023	Rs. 12,40,000/- (Rupees Twelve Lakh Forty Thousand Only) Earnest Money Deposit (EMD): Rs. 1,24,000/- (Rupees One Lakh Twenty Four Thousand Only) Type of possession: Physical	Rs. 628578/- (Rupees Six Lakh Twenty Eight Thousand Five Hundred Seventy Eight Only) is due and payable by you under Agreement no. TCHHF0296000100072892 and an amount of Rs. 1608556/- (Rupees Sixteen Lakh Eight Thousand Five Hundred Fifty Six Only) is due and payable by you under Agreement no. TCHHL0296000100072886 and an amount of Rs. 173050/- (Rupees One Lakh Seventy Three Thousand Fifty Only) is due and payable by you under Agreement no. TCHHF0296000100073278 totalling to Rs. 2410184/- (Rupees Twenty Four Lakh Ten Thousand One Hundred Eighty Four Only) 04-07-2025
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Description of the Immovable Property: All the premises bearing Flat No. 104, admeasuring about 365 Sq. Ft. (Built Up Area) i.e. 33.92 Sq. Mtrs (Built Up) on the 1st Floor, in the B-Wing, in the Building "Sai Khush Phase-1, situated at Rabale, Navi Mumbai, District Thane, Maharashtra

20	TCHHL028 900010000 5673 & TCHHF028 900010000 7051 & TCHIN0289 000100007 294	Mr. Sharad Jagan Nikam Mr. Jagan Girdhar Nikam M/s. Chandra Enterprises	Rs. 40,69,258/- (Rupees Forty Lakhs Sixty Nine Thousand Two Hundred and Fifty Eight Only) is due and payable by you under loan account No TCHHL0289000100005673, an amount of Rs. 7,84,763/- (Rupees Seven Lakhs Eighty Four Thousand Seven Hundred Sixty Three Only) is due and payable by you under the loan account number TCHHF0289000100007051 and an amount of Rs. 1,87,428/- (Rupees One Lakhs Eighty Seven Thousand Four Hundred and Twenty Eight Only) is due and payable by you under the loan account number TCHIN0289000100007294 i.e. totalling to an amount of Rs. 50,41,449/- (Rupees Fifty Lakhs Forty One Thousand Four Hundred and Forty Nine Only) 06-05-2023	Rs. 18,00,000/- (Rupees Eighteen Lakh Only) Earnest Money Deposit (EMD): Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only) Type of possession: Physical	Rs. 5360287/- (Rupees Fifty Three Lakh Sixty Thousand Two Hundred Eighty Seven Only) is due and payable by you under Agreement no. TCHHL0289000100005673 and an amount of Rs. 1033295/- (Rupees Ten Lakh Thirty Three Thousand Two Hundred Ninety Five Only) is due and payable by you under Agreement no. TCHHF0289000100007051 and an amount of Rs. 251789/- (Rupees Two Lakh Fifty One Thousand Seven Hundred Eighty Nine Only) is due and payable by you under Agreement no. TCHIN0289000100007294 totalling to Rs. 6645371/- (Rupees Sixty Six Lakh Forty Five Thousand Three Hundred Seventy One Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. A/302, in A-Wing, On the Third Floor, admeasuring 683 Sq. Ft Built Up area (63.47 Sq. Mtrs), in the building known as "Mayflower" Co-Op. Housing Society Ltd., situated at Mohachiwadi, Nandivali, Dombivali East, Taluka Kalyan, District Thane

21	10173992 & 10162981	Mr. Suraj Umaji Ghagare Mr. Houserao Umaji Ghagare Mrs. Shailan Umaji Ghagare	Rs. 1908489/- (Rupees Nineteen Lakh Eight Thousand Four Hundred Eighty Nine Only) is due and payable by you under loan account No 10162981 and an amount of Rs. 56576/- (Rupees Fifty Six Thousand Five Hundred Seventy Six Only) is due and payable by you under loan account No 10173992 totalling to Rs. 1965065/- (Rupees Nineteen Lakh Sixty Five Thousand Sixty Five Only) 20-07-2023	Rs. 9,15,000/- (Rupees Nine Lakh Fifteen Thousand Only) Earnest Money Deposit (EMD): Rs. 91,500/- (Rupees Ninety One Thousand Five Hundred Only) Type of possession: Physical	Rs. 2786052/- (Rupees Twenty Seven Lakh Eighty Six Thousand Fifty Two Only) is due and payable by you under Agreement no. 10162981 and an amount of Rs. 181812/- (Rupees One Lakh Eighty One Thousand Eight Hundred Twelve Only) is due and payable by you under Agreement no. 10173992 totalling to Rs. 2967864/- (Rupees Twenty Nine Lakh Sixty Seven Thousand Eight Hundred Sixty Four Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Flat bearing No. 304, on the Third Floor, having area admeasuring about 750 Sq. Ft. (Built Up Area) in the Building known as Jijamata Sadan Co-Op. Housing Society Ltd. Constructed on the land bearing Survey No. 24A, Hissa No. 3, admeasuring about 1255.00 Sq. Mtrs., lying being and situated at Gaondevi Road, Nr. Marathi School, Diva (West), Taluka and District Thane – 400612 within the area of Sub Registrar of Assurance at Thane. (The area admeasuring about 750 Sq. Ft. is divided in two parts as Flat No. 304 is having admeasuring 350 Sq. Ft and Flat No. 305 having admeasuring 400 Sq. Ft. (Built Up area) respectively).

22	10109937	MR. YOGESH B MISHRA MRS. SONI YOGESH MISHRA	Rs. 10,37,725/- (Rupees Ten Lakh Thirty Seven Thousand Seven Hundred Twenty Five Only) ***** 18-06-2019	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD): Rs. 90,000 /- (Rupees Ninety Thousand Only) Type of possession: Physical	Rs. 2422910/- (Rupees Twenty Four Lakh Twenty Two Thousand Nine Hundred Ten Only) 04-07-2025
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Description of the Immovable Property: Schedule – A All that piece or parcel of vacant land or ground bearing N.A. Plot of Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village Gundge, Taluka Karjat, Dist. Raigad. Within the jurisdiction of Sub-Registrar of Assurance at Karjat, Tal-Karjat, Dist-

Schedule – B All that Residential premises bearing Flat bearing No. 8, admeasuring 342 Sq. Ft. Carpet area equivalent to 575 Sq. Ft. built up area on the Second Floor of the proposed building project to be known as "Shreem Residency", being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr., assessment 10-70 Rs. Ps. Village Gundge Taluka Karjat, Dist. Raigad.

Note :- 1) Builder dues will have to be paid by Bidder to the Builder.

2) The bidders are advised to conduct due diligence prior to submitting the bid. The responsibility of getting the sale certificate registered shall be of the successful bidder only.

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
23	10110967 & 10114664	MR. YOGESH B MISHRA MRS. SONI YOGESH MISHRA	Rs. 10,31,554/- (Rupees Ten Lakh Thirty One Thousand Five Hundred Fifty Four Only) is due and payable by you under Agreement no. 10110987 and an amount of Rs. 1,39,394/- (Rupees One Lakh Thirty Nine Thousand Three Hundred Ninety Four Only) is due and payable by you under Agreement no. 10114664 totalling to Rs. 11,70,948/- (Rupees Eleven Lakh Seventy Thousand Nine Hundred Forty Eight Only) 18-06-2019	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD): Rs. 90,000 /- (Rupees Ninety Thousand Only) Type of possession: Physical	Rs. 2367135/- (Rupees Twenty Three Lakh Sixty Seven Thousand One Hundred Thirty Five Only) is due and payable by you under Agreement no. 10110987 and an amount of Rs. 545280/- (Rupees Five Lakh Forty Five Thousand Two Hundred Eighty Only) is due and payable by you under Agreement no. 10114664 totalling to Rs. 2912415/- (Rupees Twenty Nine Lakh Twelve Thousand Four Hundred Fifteen Only) 04-07-2025

Description of the Immovable Property: Schedule – A All that piece or parcel of vacant land or ground bearing N.A. Plot of Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village Gundge, Taluka Karjat, Dist. Raigad. Within the jurisdiction of Sub-Registrar of Assurance at Karjat, Tal-Karjat, Dist-Raigad.

Schedule – B All that Residential premises bearing Flat bearing No. 9, admeasuring 348 Sq. Ft. Carpet area equivalent to 585 Sq. Ft. built up area on the Second Floor of the proposed building project to be known as "Shreem Residency", being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr., assessment 10-70 Rs. Ps. Village Gundge Taluka Karjat, Dist. Raigad.

Note : - 1) Builder dues will have to be paid by Bidder to the Builder.

2) The bidders are advised to conduct due diligence prior to submitting the bid. The responsibility of getting the sale certificate registered shall be of the successful bidder only.

24	9158537	AVINASH PRABHAKAR MORE, MRS SARIKA AVINASH MORE	Rs. 4,28,585/- (Rupees Four Lakh Twenty Eight Thousand Five Hundred Eighty Five Only) 28-09-2023	Rs. 7,99,000/- (Rupees Seven Lakh Ninety Nine Thousand Only) Earnest Money Deposit (EMD): Rs. 79,900 /- (Rupees Seventy Nine Thousand Nine Hundred Only) Type of possession: Physical	Rs. 710983/- (Rupees Seven Lakh Ten Thousand Nine Hundred Eighty Three Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 201, on the second floor, in Wing "A", in the building known as Meera Apartment admeasuring built up area of 455 Sq. Ft. Survey No. 219, Bhopar, Dombivali East, Thane-421201

25	9131795	Mr. Bajirao Patil Mrs. Sushma patil	Rs. 6,62,944/- (Rupees Six Lakh Sixty Two Thousand Nine Hundred Forty Four Only) 14-08-2021	Rs. 6,00,000/- (Rupees Six Lakh Only) Earnest Money Deposit (EMD): Rs. 60,000 /- (Rupees Sixty Thousand Only) Type of possession: Physical	Rs. 936103/- (Rupees Nine Lakh Thirty Six Thousand One Hundred Three Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No 103, 1st Floor, admeasuring Built up area 430 sq. ft. "A" Wing Sai Niwas, S. No. 89, Village Sagaon, Hissa No. 2 Pai, Opp Sainath Bakery, manapada road, near sai baba temple, Mauje Sagaon, Dombivali, East – 421201.

26	9937602	MR. DEVENDRA SHASHIKANT PATIL MRS. PRITI DEVENDRA PATIL	Rs. 8,78,569/- (Rupees Eight Lakh Seventy Eight Thousand Five Hundred Sixty Nine Only) 15-05-2024	Rs. 14,60,000/- (Rupees Fourteen Lakh Sixty Thousand Only) Earnest Money Deposit (EMD): Rs. 1,46,000 /- (Rupees One Lakh Forty Six Thousand Only) Type of possession: Physical	Rs. 1042089/- (Rupees Ten Lakh Forty Two Thousand Eighty Nine Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Schedule – A All those piece and parcel of land bearing Survey No. 226, Hissa No. 3(Part), admeasuring 915.12 Square Meters assessed at Rs. 76.00 Paise, lying being and situated at village Naringi, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

Schedule – B Shop No. 12, on the Ground Floor, admeasuring 392 Square Feet (Super Built up area) i.e. 36.43 Sq. Meters area, in the building known as "Sumangal Apartment" constructed on land bearing Survey No. 226, Hissa No. 3 (Part), admeasuring 915.12 Square Meters, lying, being and situated at Village Naringi, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

30	TCHHL029 600010013 7328 & TCHIN0296 000100140 227 & TCHHF029 600010014 2214 & TCHIN0296 000100148 598	ABHIMANYU RAMCHANDRA MISHRA, Mrs. Nirmala Devi	Rs. 15,60,232/- (Rupees Fifteen Lakh Sixty Thousand Two Hundred and Thirty Two Only) is due and payable by you under Agreement no. TCHHL0296000100137328 and an amount of Rs. 6,17,562/- (Rupees Six Lakh Seventeen Thousand Five Hundred and Sixty Two Only) is due and payable by you under Agreement no. TCHHF0296000100142214 and an amount of Rs. 61,351/- (Rupees Sixty One Thousand Three Hundred and Fifty One Only) is due and payable by you under Agreement no. TCHIN0296000100140227 and an amount of Rs. 59,716/- (Rupees Fifty Nine Thousand Seven Hundred Sixteen Only) is due and payable by you under Agreement no. TCHIN0296000100148598 totalling to Rs. 22,98,861/- (Rupees Twenty Two Lakh Ninety Eight Thousand Eight Hundred and Sixty One Only)	Rs. 19,25,000/- (Rupees Nineteen Lakh Twenty Five Thousand Only) Earnest Money Deposit (EMD): Rs. 1,92,500/- (Rupees One Lakh Ninety Two Thousand Five Hundred Only) Type of possession: Physical	Rs. 18,99,286/- (Rupees Eighteen Lakh Ninety Nine Thousand Two Hundred Eighty Six Only) is due and payable by you under Agreement no. TCHHL0296000100137328 and an amount of Rs. 78239/- (Rupees Seventy Eight Thousand Two Hundred Thirty Nine Only) is due and payable by you under Agreement no. TCHIN0296000100140227 and an amount of Rs. 77445/- (Rupees Seventy Seven Thousand Four Hundred Forty Five Only) is due and payable by you under Agreement no. TCHIN0296000100148598 and an amount of Rs. 730954/- (Rupees Seven Lakh Thirty Thousand Nine Hundred Fifty Four Only) is due and payable by you under Agreement no. TCHHF0296000100142214 totalling to Rs. 27,85,924/- (Rupees Twenty Seven Lakh Eighty Five Thousand Nine Hundred Twenty Four Only) 04-07-2025
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06-04-2024

Description of the Immovable Property: All that piece and parcel of Flat No. 304, on Third Floor, in A-Wing, having area admeasuring about 460 Sq. Ft. carpet in the building known as "GHARKUL", lying situated and constructed on Survey No. 75/1, 75/2 (Part), Village Belavali, Taluka Ambemath, District Thane, and bounded within the limits of Kulgao-Badlapur Municipal Corporation.

31	TCHHL029 600010008 8695 & 10133063 & TCHIN060 100010006 2308	MR. JITENDRA VASANTRAO MAHALE MRS. NIRMALA VASANT MAHALE,	Rs. 1231758/- (Rupees Twelve Lakh Thirty One Thousand Seven Hundred Fifty Eight Only) is due and payable by you under loan account No. TCHHL0296000100088695 and an amount of Rs. 125611/- (Rupees One Lakh Twenty Five Thousand Six Hundred Eleven Only) is due and payable by you under loan account No. 10133063, and an amount of Rs. 141993/- (Rupees One Lakh Forty One Thousand Nine Hundred Ninety Three Only) is due and payable by you under loan account No. TCHIN0601000100062308, totalling to Rs. 1499362/- (Rupees Fourteen Lakh Ninety Nine Thousand Three Hundred Sixty Two Only)	Rs. 9,70,000/- (Rupees Nine Lakh Seventy Thousand Only) Earnest Money Deposit (EMD): Rs. 97,000/- (Rupees Ninety Seven Thousand Only) Type of possession: Physical	Rs. 16,86,611/- (Rupees Sixteen Lakh Eighty Six Thousand Six Hundred Eleven Only) is due and payable by you under Agreement no. TCHHL0296000100088695 and an amount of Rs. 243740/- (Rupees Two Lakh Forty Three Thousand Seven Hundred Forty Only) is due and payable by you under Agreement no. TCHIN0601000100062308 and an amount of Rs. 168075/- (Rupees One Lakh Sixty Eight Thousand Seventy Five Only) is due and payable by you under Agreement no. 10133063 totalling to Rs. 20,98,426/- (Rupees Twenty Lakh Ninety Eight Thousand Four Hundred Twenty Six Only) 04-07-2025
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12-10-2023

Description of the Immovable Property: A residential premises being Flat No. 2, admeasuring about 269.32 Sq. Ft Carpet area, on the ground floor of building No. 0E-05, on all those piece and parcel of the land or ground being Gat Nos. 279,281,284,286,287,288,296,298,301 to 305, 306P, 308 AND 312,314, 315,317,318,323,339, AND 344 in Shubh Griha Complex, situated at Village Khativali, Taluka Shahapur, District Thane.

32	TCHHL063 600010007 0033 & TCHIN0636 000100071 022	Mr. Nilesh Prakash Telang Mrs. Sujata Dhananjay Diwanji	Rs. 151425/- (Rupees One Lakh Fifty One Thousand Four Hundred Twenty Five Only) is due and payable by you under loan account No. TCHIN0636000100071022, and an amount of Rs. 1099344/- (Rupees Ten Lakh Ninety Nine Thousand Three Hundred Forty Four Only) is due and payable by you under loan account No. TCHHL0636000100070033 totalling to Rs. 1250769/- (Rupees Twelve Lakh Fifty Thousand Seven Hundred Sixty Nine Only)	Rs. 8,00,000/- (Rupees Eight Lakh Only) Earnest Money Deposit (EMD): Rs. 80,000/- (Rupees Eighty Thousand Only) Type of possession: Physical	Rs. 16,22,152/- (Rupees Sixteen Lakh Twenty Two Thousand One Hundred Fifty Two Only) is due and payable by you under Agreement no. TCHHL0636000100070033 and an amount of Rs. 235624/- (Rupees Two Lakh Thirty Five Thousand Six Hundred Twenty Four Only) is due and payable by you under Agreement no. TCHIN0636000100071022 totalling to Rs. 18,57,776/- (Rupees Eighteen Lakh Fifty Seven Thousand Seven Hundred Seventy Six Only) 04-07-2025
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31-05-2022

Description of the Immovable Property: All that piece and parcel of the Flat No. 06, area admeasuring about 363.46 Sq. Ft (carpet), second floor of the building known as Building No. 0B-02 in "Shubh Griha", Tata Housing, Nr. HP Petrol Pump, Vasind, Shahapur, lying and situated at Old Survey No. 279,281,284, 286, 287, 288, 296, 298, 301 to 305, 306P, 308 to 312, 314, 315, 317, 318, 323, 339 to 344 in Village Khativali, Tal. Shahapur, District Thane- 421601.

33	10255298 & 10272701	Mrs. VAISALI DINESH DOLE Mr. Dinesh Sukadeo Dole	Rs. 16,95,717/- (Rupees Sixteen Lakhs Ninety-Five Thousand Seven Hundred Seventeen Only) is due and payable by you under the loan account number 10255298 and an amount of Rs.73,251/- (Rupees Seventy-Three Thousand Two Hundred Fifty One Only) is due and payable by you under the loan account number 10272701 i.e totalling to an amount of Rs. 17,68,968/- (Rupees Seventeen Lakhs Sixty-Eight Thousand Nine Hundred Sixty-Eight Only)	Rs. 15,00,000/- (Rupees Fifteen Lakh Only) Earnest Money Deposit (EMD): Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) Type of possession: Physical	Rs. 2212316/- (Rupees Twenty Two Lakh Twelve Thousand Three Hundred Sixteen Only) is due and payable by you under Agreement no. 10255298 and an amount of Rs. 102753/- (Rupees One Lakh Two Thousand Seven Hundred Fifty Three Only) is due and payable by you under Agreement no. 10272701 totalling to Rs. 2315069/- (Rupees Twenty Three Lakh Fifteen Thousand Sixty Nine Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Premises bearing Flat No. 103, on the First Floor, Wing-A, in Type A building known as Harikrupa Residency, carpet area admeasuring 41.07 Sq. Mtrs, lying and beaing at Village Khardi, Taluka Shahapur, District Thane, Maharashtra.

34	TCHHL068 300010016 8630 & TCHIN0683 000100169 153 & TCHIN0687 000100244 789	Mr. SHAILENDRA KUMAR YADAV MRS. NILAM YADAV	Rs. 16,48,984 /- (Rupees Sixteen Lakh Forty Eight Thousand Nine Hundred and Eighty Four Only) is due and payable by you under Agreement no. TCHHL0683000100168630 and an amount of Rs. 69,547 /- (Rupees Sixty Nine Thousand Five Hundred and Forty Seven Only) is due and payable by you under Agreement No. TCHIN0683000100169153 and an amount of Rs. 1,03,704 /- (Rupees One Lakh Three Thousand Seven Hundred and Four Only) is due and payable by you under Agreement No. TCHIN0687000100244789, totalling to Rs. 18,22,235 /- (Rupees Eighteen Lakh Twenty Two Thousand Two Hundred and Thirty Five Only).	Rs. 17,11,000/- (Rupees Seventeen Lakh Eleven Thousand Only) Earnest Money Deposit (EMD): Rs. 1,71,100 /- (Rupees One Lakh Seventy One Thousand One Hundred Only) Type of possession: Physical	Rs. 1872808/- (Rupees Eighteen Lakh Seventy Two Thousand Eight Hundred Eight Only) is due and payable by you under Agreement no. TCHHL0683000100168630 and an amount of Rs. 83334/- (Rupees Eighty Three Thousand Three Hundred Thirty Four Only) is due and payable by you under Agreement no. TCHIN0683000100169153 and an amount of Rs. 121459/- (Rupees One Lakh Twenty One Thousand Four Hundred Fifty Nine Only) is due and payable by you under Agreement no. TCHIN0687000100244789 totalling to Rs. 2077601/- (Rupees Twenty Lakh Seventy Seven Thousand Six Hundred One Only) 04-07-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 302, C-Wing, Carpet Area 39.40 Sq. Mtrs situated on 3rd Floor, in the building known as "Sakina Residency" on land bearing survey No. 826, Plot No. 142 & 143 situate at Village Mahim, taluka and district Palghar.

35	9982351	MR. RAJESH JADHAV MRS. SHANTANA RAJESH JADHAV	Rs. 11,90,770/- (Rupees Eleven Lakh Ninety Thousand Seven Hundred Seventy Only) 17-01-2023	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only) Earnest Money Deposit (EMD): Rs. 99,000 /- (Rupees Ninety Nine Thousand Only) Type of possession: Physical	Rs. 1900289/- (Rupees Nineteen Lakh Two Hundred Eighty Nine Only) 04-07-2025
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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) VILLAGE WARAI TALUKA KARJAT DIST RAIGAD 410101

perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the

Further conditions:

00 PM to 3.00 PM with limited extension of 5 minutes each.

of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve e of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest ll be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD on/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable e private treaty, 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. private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting ANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA yderabad - 500082 Email Id : contact@auctionbazaar.com / support@auctionbazaar.com or Manish Bansal, Email id er-9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://surl.li/iwifbi> for the

property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd.