



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 Aavaanti 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 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 20-02-2026 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 20-02-2026. 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 19-02-2026 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Aavaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030

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	10422078 & 10094500 & TCHHF0279000100135206 & TCHIN0639000100234976	MR. JAY PRADEEP TANNA MR. PRADEEP ZAMANDAS TANNA MRS. NEETA PRADEEP TANNA	Rs. 9,56,225/- is due and payable by you under Agreement no. 10422078 and an amount of Rs. 16,07,736/- is due and payable by you under Agreement no. 10094500 an amount of Rs. 5,53,384/- is due and payable by you under Agreement no. TCHHF0279000100135206 and an amount of Rs. 9,44,295/- is due and payable by you under Agreement no. TCHIN0639000100234976 totalling to Rs. 40,61,640/- 08-04-2025	Rs. 37,00,000/- Earnest Money Deposit (EMD): - Rs. 3,70,000/- Type of possession: - Symbolic	Rs. 1706240/- is due and payable by you under Agreement no. 10094500 and an amount of Rs. 1092495/- is due and payable by you under Agreement no. 10422078 and an amount of Rs. 590150/- is due and payable by you under Agreement no. TCHHF0279000100135206 and an amount of Rs. 1038023/- is due and payable by you under Agreement no. TCHIN0639000100234976 totalling to Rs. 4426908/- 24-01-2026

Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 103 admeasuring carpet area of 77.57 Sq. Mtrs. Situated on First Floor of the Building style as Bbaldota Centre situated at C.T.S. No. 72 and 73 totally admeasuring an area of 753 Sq. Mtrs. within the Registration Sub Dist. Taluka Haveli, Dist. Pune and within the limits of Zilla Parishad Pune and Grampanchayat Mouje Uruli Kanchan Pune.

2	9400385 & 9401243 & 9740730 & TCHIN0639000100160409 & TCHIN0639000100260727 & TCHIN0639000100260727	MR. KSAMRAT CHILAKA MRS. ROSHANI INGLE	Rs. 4,38,784/- is due and payable by you under Agreement no. TCHIN0639000100160409 and an amount of Rs. 4,78,819/- is due and payable by you under Agreement no. TCHIN0639000100260727 an amount of Rs. 5,96,220/- is due and payable by you under Agreement no. 9401243 an amount of Rs. 4,13,800/- is due and payable by you under Agreement no. 9740730 an amount of Rs. 8,43,399/- is due and payable by you under Agreement no. 9400385 totalling to Rs. 27,71,022/- 24-12-2024	Rs. 20,00,000/- Earnest Money Deposit (EMD): - Rs. 2,00,000/- Type of possession: - Physical	Rs. 625420/- is due and payable by you under Agreement no. 9401243 and an amount of Rs. 464996/- is due and payable by you under Agreement no. 9740730 and an amount of Rs. 923962/- is due and payable by you under Agreement no. 9400385 and an amount of Rs. 517144/- is due and payable by you under Agreement no. TCHIN0639000100260727 totalling to Rs. 2531522/- 24-01-2026
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Description of the Immovable Property: All that piece and parcel of the property of Flat No. 21, of an area of 506.90 Sq. Fts. i.e. 47.09 Sq. Mtrs. With Terrace of an area of 59.125 Sq. Fts. i.e. 5.49 Sq. Mtrs. On Sixth Floor, in the building No. B-12 and in the scheme known as "ECP Vastu" in the building known as "Bhima" in the Society known as "Shri Deepak Jog Co-Op. Hsg. Society", constructed on S. No. 71/2/2C, 2/2/2C, 2/3A/3, 3/3B, 2/4C, 1/3, 2/1C, 4/3, 2/5C/1, 4/3/1, 1/3/1, 1/3, situated at Hadapsar, Tal. Haveli, Dist. Pune, within the registration limits of Sub-Registrar Haveli No. 1 to XX and within the local limits of Pune Municipal Corporation.

3	9785772	MR. RAHUL CHANDALIYA MR. SHAILESH KUMAR SURESHCHANDRA CHANDALIYA	Rs. 2247146/- 13-02-2025	Rs. 20,00,000/- Earnest Money Deposit (EMD): - Rs. 2,00,000/- Type of possession: - Physical	Rs. 2637893/- 24-01-2026
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Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 201 on 2ND Floor area admeasuring 633 Sq. Ft. (total salable area) (Carpet area - 422 Sq. Ft. + attached terrace along with dry balcony area - 65 Sq. Ft.) in the building known as 'White Gold' situated at Gat No. 862 (Old 863), admeasuring area about 384.25 Sq. Mtrs. i.e. 4136 Sq. Ft. at village Wagholi, Taluka Haveli, District Pune, within the limits of Wagholi Gram Panchayat and Panchayat samiti wagholi, Zilla Parishad Pune

4	9460505	MR. ROSHAN VASANTARAO NANDEKAR (BORROWER)	Rs. 20,61,726/- 16th September, 2019	Rs. 9,99,000/- Earnest Money Deposit (EMD): - Rs. 99,900/- Type of possession: - Physical	Rs. 5267692/- 24-01-2026
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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, Taluka Shirur, District Pune.

5	9541815	MRS. POONAM SANTOSH JADHAV (BORROWER), MR. SANTOSH BHIM RAO JADHAV (CO-BORROWER)	Rs. 13,09,861/- 30-04-2021	Rs. 7,00,000/- Earnest Money Deposit (EMD): - Rs. 70,000/- Type of possession: - Physical	Rs. 2427153/- 24-01-2026
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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 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 known as "MAPLE SHELTERS URALIKANCHAN -1" out of the Land bearing Gate No. 751 and Gate No. 752 situated at Village, Shindwale Taluk, Haveli District Pune

6	9512250	PRATHIMA SURYAKANT	Rs. 12,51,525/-	Rs. 4,00,000/-	Rs. 3774922/-
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6	9512250	PRATIMA SURYAKANT UPADHYAY (BORROWER), HEMANT KUMAR NARENDRA UPADHYAY (CO-BORROWER)	Rs. 12,51,525/- 07th February, 2018	Rs. 4,00,000/- Earnest Money Deposit (EMD): - Rs. 40,000 /- Type of possession: - Physical	Rs. 3774922/- 24-01-2026
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 male Road, On or towards the North : Gat No. 685.					
7	TCHHL027 800010008 6856	MR. VINAY RAJSHEKHAR HANDIGOL MRS. RENUKA R HANDIGOL	Rs. 12,02,293/- 15-11-2022	Rs. 9,90,000/- Earnest Money Deposit (EMD): - Rs. 99,000 /- Type of possession: - Physical	Rs. 1912299/- 24-01-2026
Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 6 on the Second Floor admeasuring area about 382 Sq. Ft. Carpet, its built up area 496 Sq. Ft. as Demarked in Map, in Wing No. 'C' in the project known as "Sai Sankul" situated and lying and being at village Shiraswadi in Registration Haveli and Tal. Haveli, Dist. Pune Bounded :- East :- Part of Gat No. 49 West :- Internal Road in Gat No. 49 North :- Shiraswadi Road South :- Part of Gat No. 49					
8	9475964	MR. MADHUP DARSHAN JOSHI MRS. TARA JOSHI	Rs. 11,32,316/- 14-10-2021	Rs. 5,00,000/- Earnest Money Deposit (EMD): - Rs. 50,000 /- Type of possession: - Physical	Rs. 2135457/- 24-01-2026
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					
9	TCHHL027 800010007 2402	MRS. YOGITA ROHAN SANGAR MR. ROHAN RAMESH SANGAR	Rs. 11,33,974/- 15-10-2024	Rs. 11,00,000/- Earnest Money Deposit (EMD): - Rs. 1,10,000 /- Type of possession: - Physical	Rs. 1430983/- 24-01-2026
Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 408 admeasuring area 42.76 Sq. Mtr. i.e. 460.00 Sq. Ft. Built-up, on the 4TH Floor in the Building/Wing No. Aarambh "E" Wing along with the exclusive right to use the adjacent terrace admeasuring of about 3.24 Sq. Mtrs. i.e. 34.96 Sq. Ft. Built-up and along with the exclusive right to use the 4 wheeler Car Parking, situated at village Talegaon Dhamdhare, Taluka Shirur, District Pune.					
10	9852649	MR. GORAKH BANSUDE (BORROWER) . MRS. ASHWINI BANSUDE (CO-BORROWER),	Rs. 11,48,407/- 26.04.2021	Rs. 7,50,000/- Earnest Money Deposit (EMD): - Rs. 75,000 /- Type of possession: - Physical	Rs. 2916418/- 24-01-2026
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 Uralkanchan", Constructed On Land Bearing New Gat No. 751 & 752, of Moje VIII : 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 Uralkanchan", Constructed On Land Bearing New Gat No. 751 & 752, of Moje VIII : 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.					
11	9570460 & TCHIN0639 000100063 817	MR. SWAPNIL POPAT ADHAV. MR. POPAT RAGHU ADHAV MRS. POOJA SWAPNIL ADHAV	Rs. 942258/- is due and payable by you under Agreement no. 9570460 and an amount of Rs. 133674/- is due and payable by you under Agreement no. TCHIN0639000100063817 totalling to Rs. 1075932/- 12-10-2023	Rs. 5,50,000/- Earnest Money Deposit (EMD): - Rs. 55,000 /- Type of possession: - Physical	Rs. 1330226/- Is due and payable by you under Agreement no. 9570460 and an amount of Rs. 192951/- is due and payable by you under Agreement no. TCHIN0639000100063817 totalling to Rs. 1523177/- 24-01-2026
Description of the Immovable Property: All that piece and parcel of the residential tenement / premises No. 111 admeasuring 24.06 Sq. Mtrs. Carpet area (including the area of the balconies and fungible area) being constructed on the First Floor of the said Building No. 'A3' in the project known as "Playtor Rajgurunagar" constructed on land bearing Survey No. 189 & 190/1/A/2 situated at village Satkarsthal, Tal. Khed, Dist. Pune					
12	TCHHL027 800010007 6075 & TCHHF027 900010007 5094	MR. SHASHIKANT KANTHE MRS. VIJAYA VITTHAL KANTHE MRS. ASHWINI SHASHIKANT KANTHE	Rs. 584734/- is due and payable by you under Agreement no. TCHHL0278000100076075 and an amount of Rs. 353464/- is due and payable by you under Agreement no. TCHHF0279000100075094 totalling to Rs. 938198/- 22-10-2022	Rs. 7,00,000/- Earnest Money Deposit (EMD): - Rs. 70,000 /- Type of possession: - Physical	Rs. 584573/- is due and payable by you under Agreement no. TCHHF0279000100075094 and an amount of Rs. 1027090/- is due and payable by you under Agreement no. TCHHL0278000100076075 totalling to Rs. 161663/- 24-01-2026
Description of the Immovable Property: Schedule - A All the piece and parcel of land and ground situated and lying and belling at village - Shiraswadi in Registration Haveli and Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Shiraswadi bearing Gat No. 49 part admeasuring area 00 H 60 R. Bounded as follows : On or towards East: Part of Gat No. 49, On or towards West : Internal Road in Gat No. 49, On or towards South : Part of Gat No. 49, On or towards North : Shiraswadi Road. Schedule - B Name of the project / scheme - "Sai Sankul" Wing - E, Flat No. - G1, Floor - Ground, Admeasuring area about 240 Sq. Ft. Carpet, Its built up area 312 Sq. Ft. as Demarked in Map.					
13	9681069	MR. MAHINDRA MARNE MRS. SANTOSHI MAHINDRA MARNE M/S. ANAND WADEWALE	Rs. 18,60,367/- 25-01-2024	Flat No. 403 - Rs. 12,15,000/- Flat No. 403 - Earnest Money Deposit (EMD): - Rs. 1,21,500 /- And Flat No. 404 - Rs. 12,15,000/- Flat No. 404 - Earnest Money Deposit (EMD): - Rs. 1,21,500 /- Type of possession: - Physical	Rs. 2602677/- 24-01-2026

Description of the Immovable Property: Schedule – A All that piece and parcel of land lying, being and situated at Gat No. 116, Mouje Khandala, Taluka Khandala, District Satara, total admeasuring about 00H 84 R (inclusive of 00 H 03 R Potkharaba), assessed at 02 Rs.76 Paise, within the limits of Khandala Gram panchayat and the registration limits of Sub Registrar Khandala. **Schedule – B** All that piece and parcel of the premises i.e. "C" Wing Flat No. 403, admeasuring built-up area of about 796 Sq. Ft. i.e. built-up area 72.18 Sq. Mtrs. Along with adjacent terrace, situated on the Fourth Floor, be constructed on the property and which scheme is known as "Nandanvan" mentioned in the Schedule A. **Schedule – C** All that piece and parcel of the premises i.e. "C" Wing Flat No. 404, admeasuring built-up area of about 796 Sq. Ft. i.e. built-up area 72.18 Sq. Mtrs. Along with adjacent terrace, situated on the Fourth Floor, be constructed on the property and which scheme is known as "Nandanvan" mentioned in the Schedule A.

14	9989163	MR. ELVIS JOE MORAES (Borrower), MRS. GENEVIEVE FRANCIS PETERS (Co-borrower)	Rs. 8,85,304/- 15-Jan-2020	Rs. 4,00,000/- Earnest Money Deposit (EMD) :- Rs. 40,000 /- Type of possession :- Physical	Rs. 2574981/- 24-01-2026
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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 Taluka Maval District Pune

15	9980319	MR. JAVED HUSEN MUJAWAR (Borrower) MRS. JASMIN JAVED MUJAWAR (Co-borrower),	Rs. 8,53,609/- 09-July-2019	Rs. 4,00,000/- Earnest Money Deposit (EMD) :- Rs. 40,000 /- Type of possession :- Physical	Rs. 2140736/- 24-01-2026
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Description of the Immovable Property: The Residential Flat admeasuring 19.23 Sq. Mtrs. (equivalent to 207 Sq. Ft.) Carpet area bearing No. 112 situate on the First Floor in "A6" 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

16	9848010	MR. SHANKAR RANGNATH BALWADKAR MRS. POURNIMA SHANKAR BALWADKAR	Rs. 6,75,942/- 28-04-2021	Rs. 4,90,000/- Earnest Money Deposit (EMD) :- Rs. 49,000 /- Type of possession :- Physical	Rs. 1357264/- 24-01-2026
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Description of the Immovable Property: All that piece and parcel of Immovable property bearing Flat No. 305 on the 3rd Floor of Building No. C - 3, admeasuring 174.94 sq. fts., i.e. 16.25 sq. mtrs., (Total carpet area), along with right to use the Terrace area admeasuring about 1.57 sq. mtrs., in "PLAYTOR PAUD C", situate at Gat No. 245, area admeasuring about 01 H 66.1 R out of which 0 H 50 R area admeasuring & situate at Gat No. 266 area admeasuring about 0 H 35.6 R out of which 0 H 25 R area admeasuring of Moje Village : Paud, Tal : Mulshi, Di. : Pune Bounded :- East :- Gat no 244 & 222 West :- Gat no 240 North :- Forest South :- Remaining land

17	10010369	MRS. MANISHA AMITKUMAR MAHANURE. MR. AMITKUMAR GUNDURAO MAHANURE	Rs. 6,07,597/- 20-09-2021	Rs. 3,50,000/- Earnest Money Deposit (EMD) :- Rs. 35,000 /- Type of possession :- Physical	Rs. 1113059/- 24-01-2026
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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.

18	9862589	MR. VIKRAM DEY (Borrower), MRS. URVASHI VIKRAM DEY (Co-borrower)	Rs. 6,01,355/- 24-07-2021	Rs. 3,50,000/- Earnest Money Deposit (EMD) :- Rs. 35,000 /- Type of possession :- Physical	Rs. 1306598/- 24-01-2026
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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.

19	9933630	MRS. SUREKHA YADAV INGALE (BORROWER) MR. YADAV RAMA INGALE (COBORROWER)	Rs. 4,94,439/- 26.04.2021	Rs. 3,00,000/- Earnest Money Deposit (EMD) :- Rs. 30,000 /- Type of possession :- Physical	Rs. 1253849/- 24-01-2026
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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 Moje Vill : Jambhul, Tal : 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.

20	9939892	MR. BABASAHEB KESHAV BANGAR MRS. LAKSHMI BAPURAO NAGARGOJE	Rs. 4,90,351/- 22-10-2022	Rs. 3,50,000/- Earnest Money Deposit (EMD) :- Rs. 35,000 /- Type of possession :- Physical	Rs. 881285/- 24-01-2026
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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. **Schedule – B** : The Residential Flat admeasuring 15.33 Sq. Mtrs. (equivalent to 165 Sq. Ft.) Carpet area bearing No. 317 situate on the Third Floor in "B3" building of the said complex to be known as "Xrbia Abode" under construction on the land more particularly describe in the first Schedule herein above written.

21	TCHHL063 900010025 5641 & TCHIN0639 000100 259080	MR. SALIM KHALID GOLANDAZ MR. ASIM KHALID GOLANDAZ	Rs. 4288133/- is due and payable by you under Agreement no. TCHHL0639000100255641 and an amount of Rs. 212321/- is due and payable by you under Agreement no. TCHIN0639000100259080 totalling to Rs. 4500454/- 08-01-2025	Rs. 45,00,000/- Earnest Money Deposit (EMD) :- Rs. 4,50,000 /- Type of possession :- Physical	Rs. 247383/- is due and payable by you under Agreement no. TCHIN0639000100259080 and an amount of Rs. 4792635/- is due and payable by you under Agreement no. TCHHL0639000100255641 totalling to Rs. 5040018/- 24-01-2026
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Description of the Immovable Property: All that piece and parcel of the Flat No. 601 Carpet area 46.35 Sq. Mtrs. i.e. 499 Sq. Ft. & attached Terrace 9.96 Sq. Mtrs. i.e. 107.25 Sq. Ft. situated on the Sixth Floor in Building known as "K D Classic" being constructed on the property bearing Survey No. 601/B, situated and lying at village Kondhwa Khurd, Tal. Haveli, Dist. Pune, situated within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli, Pune.

22	9866731 & TCHIN0639000100092762 & TCHIN0639000100193766	MR. VISARAM TARARAM BHATI MRS. REKHADEVI VISARAM BHATI	Rs. 25,75,548/- is due and payable by you under Agreement no. 9866731 and an amount of Rs. 9,72,721/- is due and payable by you under Agreement no. TCHIN0639000100193766 and an amount of Rs. 5,41,688/- is due and payable by you under Agreement no. TCHIN0639000100092762 and totalling to Rs. 40,89,957/- 07-06-2024	Rs. 32,00,000/- Earnest Money Deposit (EMD) :- Rs. 3,20,000/- Type of possession :- Physical	Rs. 1252754/- is due and payable by you under Agreement no. TCHIN0639000100193766 and an amount of Rs. 3120863/- is due and payable by you under Agreement no. 9866731 and an amount of Rs. 694427/- is due and payable by you under Agreement no. TCHIN0639000100092762 totalling to Rs. 5068084/- 24-01-2026
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Description of the Immovable Property: All that piece and parcel of the The Residential Flat admeasuring 55.74 Sq. Mtrs. Equivalent to 600 Sq. Ft. carpet area bearing No. 406 situated on the 4TH Floor in Building "B3" of the said Complex to be known as "Arv New Town" together with exclusive right of user of the open terrace at eye level admeasuring 4.55 Sq. Mtrs. Carpet area appurtenant thereto, constructed on the land bearing Survey No. 14, Hissa No. 1, 2, 3, 4, 5, 6, 7 Survey No. 15 Hissa No. 4, Survey No. 16, Hissa No. 3/3 Situated at Village Pisoi, Tal. Haveli, Dist. Pune.

23	TCHHL063900010031043 & TCHIN06390001000100313149	MR. VINAY VYANKATRAO KHANDAGALE MRS. VISHAKHA VINAY KHANDAGALE	Rs. 20,75,273/- is due and payable by you under Agreement no. TCHHL0639000100310143 and an amount of Rs. 1,12,993/- is due and payable by you under Agreement no. TCHIN0639000100313149 totalling to Rs. 21,88,266/- 08-01-2025	Rs. 19,00,000/- Earnest Money Deposit (EMD) :- Rs. 1,90,000/- Type of possession :- Physical	Rs. 2387338/- is due and payable by you under Agreement no. TCHHL0639000100310143 and an amount of Rs. 136735/- is due and payable by you under Agreement no. TCHIN0639000100313149 totalling to Rs. 2524073/- 24-01-2026
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Description of the Immovable Property: All that consisting of Flat No. 14, admeasuring 50.74 Sq. Mtr. i.e. 546 Sq. Fts. (Built up area) on the 4TH Floor, and in the project known as "Shree Santoshi Vihar", constructed on land bearing Plot No. 60 out of Gat No. 255/2/3, (Old S. No. 25) admeasuring 324 Sq. Mtr. Situated at Kadamvasti, Tal. Haveli, Dist. Pune

24	10494622	MRS. SEEMA GADHAVE MR. MOHAN PANDURANG GADHAVE	Rs. 13,90,196/- 06-05-2023	Rs. 21,00,000/- Earnest Money Deposit (EMD) :- Rs. 2,10,000/- Type of possession :- Symbolic	Rs. 2079754/- 24-01-2026
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Description of the Immovable Property: All that consisting of the Flat No. 405, admeasuring 322.81 Sq. Ft. i.e. 30 Sq. Mtrs. + Terrace admeasuring 57.16 Sq. Ft. i.e. 5.31 Sq. Mtrs. Balcony admeasuring 28.74 Sq. Ft. i.e. 2.67 Sq. Mtrs. i.e. total Salable area 547.83 Sq. Ft. i.e. 50.91 Sq. Mtrs. on 4TH Floor, in the project known as "Indraprastha" Construction on land bearing S. No. 34/3B/4, and 34/3B/5, in situated at Yewalewadi, Taluka Haveli, Dist. Pune. Disclosure :- Suit filed by the Borrower against TCHFL (RCS/1876/2023) is pending before 5th Joint Civil Judge Senior Division & CJM Pune. No stay order is passed against TCHFL in the said case.

25	9901642	MR. SHASHIKANT RAJURKAR MRS. CHITRA RAJURKAR	Rs. 13,53,518/- 07-06-2023	Rs. 7,00,000/- Earnest Money Deposit (EMD) :- Rs. 70,000/- Type of possession :- Physical	Rs. 2201528/- 24-01-2026
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Description of the Immovable Property: All that piece and parcel of immovable property bearing Flat/Unit No. 110 on First Floor admeasuring 275.02 Sq. Ft. i.e. 25.55 Sq. Mtrs. (total carpet area) of the said Building No. B3, in the Building known as "Playtor Paud B", situated at Gat No. 218, 219, 220, 221 at village Paud, Tal. Mulshi, Dist. Pune.

26	9787655	MR. SANDEEP POOJARI MRS. SAVITRI NARAYAN PUJARI	Rs. 10,26,107/- 17-11-2022	Rs. 6,90,000/- Earnest Money Deposit (EMD) :- Rs. 69,000/- Type of possession :- Physical	Rs. 1646167/- 24-01-2026
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Description of the Immovable Property: All that consisting of Flat No. 611 admeasuring area 275.02 Sq. Ft. i.e. 25.55 Sq. Mtrs. on Sixth Floor in Building No. 'A1' in the project known as "Playtor Paud A" constructed on the land bearing Gat No. 222 (Old Gat No. 406/3 and Survey No. 305/3), Gat No. 223 (Old Gat No. 106/4 and Survey No. 305/4), Gat No. 224 (Old Gat No. 106/2 and Survey No. 305/2), Gat No. 225 (Old Gat No. 106/1 and Survey No. 305/1), Gat No. 226 (Old Gat No. 107/1 and Survey No. 306/1), Gat No. 230 (Old Gat No. 119/12 and Survey No. 311/12), situated at village Paud, Tal. Mulshi, Dist. Pune.

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 20-02-2026 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, and the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 12-02-2026 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 table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. before submitting the bid. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad - 500082 Email Id : contact@auctionbazaar.com / support@auctionbazaar.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website [www.https://surl.li/kzvate](https://surl.li/kzvate) for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place:- Pune
Date :- 03-02-2026
Authorised Officer, Tata Capital Housing Finance Ltd.

Sd/-