

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 067

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus 3, 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 Security Interest Act, 2001. 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. The sealed envelope containing Demand Draft of EMD for participating in E-Auction is to be submitted at the Branch Office of TATA CAPITAL HOUSING FINANCE LIMITED, Thane (W) 400 607. The sealed envelope containing Demand Draft of EMD for participating in E-Auction is to be submitted at the Branch Office of TATA CAPITAL HOUSING FINANCE LIMITED, 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	10456686 & 10453721 & 10461595 & 10461551	MR. KALIMMOHD AYUB KHAN MR SHABAZ KALIM KHAN MRS. REHANAPARVEEN KALIM KHAN	Rs. 1281768/- is due and payable by you under Agreement no. 10453721 and an amount of Rs. 2633981/- is due and payable by you under Agreement no. 10456686 and an amount of Rs. 20134/- is due and payable by you under Agreement no. 10461551 and an amount of Rs. 26704/- is due and payable by you under Agreement no. 10461595 totalling to Rs. 3962587/- 27-04-2023	Flat No. 105 & Flat No. 106 - Rs. 11,90,000/- Flat No. 105 & Flat No. 106 - Earnest Money Deposit (EMD) - Rs. 1,19,000/- And Flat No. 05 - Rs. 6,15,000/- Flat No. 05 - Earnest Money Deposit (EMD) - Rs. 61,500/- Type of possession: Physical	Rs. 4112732/- is due and payable by you under Agreement no. 10456686 and an amount of Rs. 38280/- is due and payable by you under Agreement no. 10461595 and an amount of Rs. 26546/- is due and payable by you under Agreement no. 10461551 and an amount of Rs. 2050553/- is due and payable by you under Agreement no. 10453721 totalling to Rs. 6228411/- 31-03-2026

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.

2	10151902 & 10119152	MRS. BHARATI HEMANT MANE MR. HEMANT MANOHAR MANE	Rs. 4,45,342/- is due and payable by you under Agreement no. 10119152 and an amount of Rs. 1,05,153/- is due and payable by you under Agreement no. 10151902 totalling to Rs. 5,50,495/- 16-03-2020	Rs. 5,00,000/- Earnest Money Deposit (EMD) - Rs. 50,000/- Type of possession: Physical	Rs. 536638/- is due and payable by you under Agreement no. 10151902 and an amount of Rs. 1083378/- is due and payable by you under Agreement no. 10119152 totalling to Rs. 1620016/- 31-03-2026
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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.

3	TCHHL0687000100208211 & TCHIN0687000100209805 & TCHIN0687000100209805 & TCHIN0687000100209805 & TCHIN0687000100209805 & TCHIN0687000100209805	Mr. SANDEEP RAMESH GAIKWAD Mrs. SONALI JAYANT DHOTRE	Rs. 15,26,523/- is due and payable by you under Agreement no. TCHHL0687000100208211 and an amount of Rs. 61,402/- is due and payable by you under Agreement no. TCHIN0687000100209805 and an amount of Rs. 3,46,715/- is due and payable by you under Agreement no. TCHIN0687000100209805 totalling to Rs. 19,34,640/- 13-08-2024	Rs. 12,11,000/- Earnest Money Deposit (EMD) - Rs. 1,21,100/- Type of possession: Physical	Rs. 1846099/- is due and payable by you under Agreement no. TCHHL0687000100208211 and an amount of Rs. 164022/- is due and payable by you under Agreement no. TCHHL0687000100376116 and an amount of Rs. 458362/- is due and payable by you under Agreement no. TCHIN0687000100209805 and an amount of Rs. 87806/- is due and payable by you under Agreement no. TCHIN0687000100209805 totalling to Rs. 2556289/- 31-03-2026
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Description of the Immovable Property: The premises bearing Flat No. 307, Third Floor, E-Wing, admeasuring carpet area 26.253 Sq. Mtrs., CB Area 1.080 Sq. Mtr., balcony area 2.475 Sq. Mtrs., Terrace area 2.700 Sq. Mtrs., W.S area 3.938 Sq. Mtrs. In the Building known as Gokuldhani lying being and situated at Village Mamdapur, Taluka Karjat, District Raigad, Maharashtra-410101.

4	9319733 & TCHIN0687 000100094 306 & 10028140	Mr. VIJAY SURESH SHETTY, Mrs. RASHMI BHOJRAJ SHETTY	Rs. 12,27,633/- is due and payable by you under Agreement no. 9319733 and an amount of Rs. 3,60,824/- is due and payable by you under Agreement no. TCHIN0687000100094306 and an amount of Rs. 5,57,578/- is due and payable by you under Agreement no. 10028140 and an amount of Rs. 5,39,744/- is due and payable by you under Agreement no. TCHIN0687000100311353. Totalling to Rs. 26,85,779/-	Rs. 22,90,000/- Earnest Money Deposit (EMD): - Rs. 2,29,000/- Type of possession: - Physical	Rs. 679303/- is due and payable by you under Agreement no. 10028140 and an amount of Rs. 1503174/- is due and payable by you under Agreement no. 9319733 and an amount of Rs. 674119/- is due and payable by you under Agreement no. TCHIN0687000100311353 and an amount of Rs. 444362/- is due and payable by you under Agreement no. TCHIN0687000100094306 totalling to Rs. 3300958/-
			26-11-2024		31-03-2026

Description of the Immovable Property: Flat No. 102, on the 1st Floor, area admeasuring 820.40 Sq. Fts. (Equivalent to 76.25 Sq. Mtrs. i.e. Built Up Area; 586 Sq. Ft., equivalent to 54.46 Sq. Mtrs. Carpet area; in Wing- B, in the RCC Building named as "JASMINE" of Complex named as SIDDHIVINAYAK SOCIETY, bearing Survey No. 99, Hissa No. 4 and Survey No. 100, Hissa No. 7, situate, lying and being at Mouje Kalher, Taluka Bhiwandi, within the limits of Kalher Grampanchayat, Joint Sub Registration District and Taluka Bhiwandi, Registration District and District Thane, Maharashtra State.

5	TCHHL068 700010024 9723	Mr. HITESH RAJU SAMSHER Mrs. ROSHANI BHAGWAT AHIRE	Rs. 30,82,941/- 12-08-2025	Rs. 25,00,000/- Earnest Money Deposit (EMD): - Rs. 2,50,000/- Type of possession: - Physical	Rs. 3311840/- 31-03-2026
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Description of the Immovable Property: All that Flat No.1208, C-Wing, admeasuring 27.68 Sq. Mtrs., Carpet Area on the 12th Floor, in Building No. 2, Wing-C, Sector -5, and known as Shalibhadra Amora, to be constructed on the Land bearing Survey No. 212, Hissa No. 3 of Village Nilamore, Taluka Vasai, District Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Registration Sub District of Vasai and Registration District of Palghar

6	9848407	ROHIDAS RAJARAM GADEKAR SHEETAL ROHIDAS GADEKAR	Rs. 5,64,058/- 24-12-2021	Rs. 4,90,000/- Earnest Money Deposit (EMD): - Rs. 49,000/- Type of possession: - Physical	Rs. 1304401/- 31-03-2026
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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 Dest, 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 Dhase, Taluka Shahpur, District Thane, In The State Of Maharashtra.

7	TCHHF068 700010026 0030	Mr. SOMU NANJE GOWDA Mrs. REKHA S GOWDA	Rs. 1,95,71,020/- 14-01-2025	Rs. 1,75,00,000/- Earnest Money Deposit (EMD): - Rs. 17,50,000/- Type of possession: - Physical	Rs. 22830654/- 31-03-2026
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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 (O)/-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

8	TCHHL069 600010023 2053 & TCHIN0696 000100233 123	Mr. VISHNU KAILASH UPADHYAY Mrs. NITU	Rs. 62,02,293/- is due and payable by you under Agreement no. TCHHL0696000100232053 and an amount of Rs. 36,304/- is due and payable by you under Agreement no. TCHIN0696000100233123 and Totalling to Rs. 62,38,597/- 06-06-2024	Rs. 27,00,000/- Earnest Money Deposit (EMD): - Rs. 2,70,000/- Type of possession: - Physical	Rs. 7636845/- is due and payable by you under Agreement no. TCHHL0696000100232053 and an amount of Rs. 62555/- is due and payable by you under Agreement no. TCHIN0696000100233123 totalling to Rs. 7699400/- 31-03-2026
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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

9	TCHHF069 600010015 1149	Mr. CHETAN LALJI BHANUSHALI, Mrs. CHANDA LALJI BHANUSHALI,	Rs. 1160438/- 06-11-2024	Rs. 12,50,000/- Earnest Money Deposit (EMD): - Rs. 1,25,000/- Type of possession: - Physical	Rs. 1499012/- 31-03-2026
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Description of the Immovable Property: All that Flat bearing No. B/304, admeasuring 40.72 Sq. Mtrs. in CORAL Building in the Project namely Sanghvi S3 Paradise, lying being and situated at Village Asangaon, Taluka Shahapur, District Thane.

10	TCHHL069 500010013 6574 & TCHIN0695 000100137 147	MR. LOKENDRA KHADA MRS. YAGGA LOKENDRA KHADKA	Rs. 1486330/- is due and payable by you under loan account No. TCHHL0695000100136574 and an amount of Rs. 305924/- is due and payable by you under loan account No. TCHIN0695000100137147 totaling to Rs. 1792254/- (Rupees Seventeen Lakh Ninety Two Thousand Two Hundred Fifty Four Only) 09-09-2023	Rs. 15,00,000/- Earnest Money Deposit (EMD): - Rs. 1,50,000/- Type of possession: - Physical	Rs. 418847/- is due and payable by you under Agreement no. TCHIN0695000100137147 and an amount of Rs. 212116/- is due and payable by you under Agreement no. TCHHL0695000100136574 totalling to Rs. 2539963/- 31-03-2026
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Description of the Immovable Property: Flat No. 101, on the First Floor, C-Wing of the Building No.1 of the Building Type B-3, in Parvati Homes, admeasuring about 29.96 Sq. Mtrs., situated at Land bearing Gut No. 115, 116 & 118, of Village Betegaon, Taluka Palghar, District Palghar, in the registration district and sub district Palghar, Maharashtra

Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002
Legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd.
mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given
that the same shall be submitted to the Authorised Officer of the TCHFL on or before **27-04-2026** till 5.00 PM at Branch address TATA CAPITAL

below:

11	10020208	Mr. MAJID KHAN Mrs. SABA MAJID KHAN	Rs. 14,49,787/- 12-12-2024	Rs. 11,90,000/- Earnest Money Deposit (EMD) :- Rs. 1,19,000 /- Type of possession :- Physical	Rs. 1785150/- 31-03-2026
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Description of the Immovable Property: All that piece and parcel of the Apartment No. A4-22, of the 1 BHK Type of Carpet area admeasuring 38.79 Sq. Mtrs along with Balcony of 1.31 Sq. Mtr, on the Second Floor, in the Building No. A-4, situate at New Gat No. 50 and Plot No. 1, Village Kambelgaon, Taluka Palghar, District Palghar.

12	9839413	Mr. Nanhelal Rajbhar. Mr. Pawan Kumar Rajbhar	Rs. 11,42,319/- 02-06-2021	Rs. 5,40,000/- Earnest Money Deposit (EMD) :- Rs. 54,000 /- Type of possession :- Physical	Rs. 2159266/- 31-03-2026
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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.

13	TCHHL062 700010007 4370	Mr. Naveen Kumar Yadav, Mrs. Varsha Yadav,	Rs. 22,00,568/- 11-06-2025	Rs. 17,00,000/- Earnest Money Deposit (EMD) :- Rs. 1,70,000 /- Type of possession :- Physical	Rs. 2436980/- 31-03-2026
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Description of the Immovable Property: All that piece and parcel of the Flat No. 403, on the Fourth Floor, in the Building known as Satguru, in Wing-C, Building No. 8, admeasuring Carpet area of 283.24 Sq. Ft., Amrut Residency, Saravali Village, Boisar (West), Palghar District, Maharashtra

14	10579889 & TCHIN0687 000100098 743	MR. PARAS SURESH THAKUR, Mr. AJIT SURESH THAKUR.	Rs. 770815/- is due and payable by you under loan account No. 10579889 and an amount of Rs. 109000/- is due and payable by you under loan account No. TCHIN0687000100098743 totalling to Rs. 879815/- 05-04-2023	Rs. 5,00,000/- Earnest Money Deposit (EMD) :- Rs. 50,000 /- Type of possession :- Physical	Rs. 1271148/- is due and payable by you under Agreement no. 10579889 and an amount of Rs. 264252/- is due and payable by you under Agreement no. TCHIN0687000100098743 totalling to Rs. 1535400/- 31-03-2026
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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, Sanrudhi Complex, Umroli, Off. Karjat- Neral Road, Village Garpoli, Bhivpuri District, Raigad District, Maharashtra- 410201

15	10262512	Mr. Ajay Krishnakant Pimple	Rs. 11,11,040/- 06-05-2021	Rs. 8,90,000/- Earnest Money Deposit (EMD) :- Rs. 89,000 /- Type of possession :- Physical	Rs. 2515924/- 31-03-2026
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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.

16	10497226 & 10501426	MR. ASADULLA SHAIKH MRS. IVIL KHATUN	Rs. 2835990/- & Rs. 135374/- is due and payable by you under Agreement no. 10497226 & 10501426 respectively, totalling to Rs. 2971364/- 08-01-2025	Rs. 27,00,000/- Earnest Money Deposit (EMD) :- Rs. 2,70,000 /- Type of possession :- Physical	Rs. 168105/- is due and payable by you under Agreement no. 10501426 and an amount of Rs. 3375916/- is due and payable by you under Agreement no. 10497226 totalling to Rs. 3544021/- 31-03-2026
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Description of the Immovable Property: All that piece and parcel of the FLAT NO. 302, ADMEASURING CARPET AREA 60.786 SQ. MTRS 3RD FLOOR WING KALP NISARGATO G CHSL, CONSTRUCTED ON PLOT OF LAND SURVEY NO.81, HISSANO.3A & 3B, VILLAGE SHIRGAON, OPP. ARYAN ONE, BADLAPUR EAST, THANE

17	TCHIN0068 000100295 846 & TCHHL005 800010029 5398	Mr. SUNIL ASHOK TAPARE, Mrs. PADAMABAI ASHOK TAPARE	Rs. 1,36,644/- is due and payable by you under Agreement no. TCHIN0058000100295846 and an amount of Rs. 10,30,801/- is due and payable by you under Agreement no. TCHHL0058000100295398 and Totalling to Rs. 11,67,445/- 11-12-2024	Rs. 8,90,000/- Earnest Money Deposit (EMD) :- Rs. 89,000 /- Type of possession :- Physical	Rs. 171188/- is due and payable by you under Agreement no. TCHIN0058000100295846 and an amount of Rs. 1316227/- is due and payable by you under Agreement no. TCHHL0058000100295398 totalling to Rs. 1487415/- 31-03-2026
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Description of the Immovable Property: Flat No. 111, on the First Floor, of Wing- B, of complex known as "Bhawani Shankar Residency" which is to have total carpet area of 26.52 Sq. Mtrs. Situated at village Badlapur, Rohidaswada, Kanhor Road, Taluka Ambernath, District Thane, within local limits of Kulgaon Badlapur Municipal Council.

18	10683569	Mr KAPIL NARAYAN	Rs. 39,19,257/-	Rs. 45,00,000/-	Rs. 4667485/-
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18	10623569	Mr. KAPIL NARAYAN KALAGE, Mrs. PRIYANKA KAPIL KALAGE.	Rs. 39,19,257/- 09-01-2025	Rs. 45,00,000/- Earnest Money Deposit (EMD) :- Rs. 4,50,000 /- Type of possession:- Physical	Rs. 4667485/- 31-03-2026
Description of the Immovable Property: All that piece and parcel of the Flat No. 001, Building No. B, On the Ground Floor, in the building Known as "NG Canary Phase-1", situated at Plot bearing No. 98, H NO. 1, of Village Ghodbander, Bhayander (East), Taluka and District Thane, Maharashtra					
19	TCHHL0687000100192317 & TCHHL0687000100192338 & TCHIN0687000100195836 & TCHIN0687000100194551	Mr. DEEPAK M JORE Mrs. KALINDI DEEPAK JORE	Rs. 65,16,150/- is due and payable by you under Agreement no. TCHHL0687000100192317 and an amount of Rs. 65,15,891/- is due and payable by you under Agreement no. TCHHL0687000100192338 and an amount of Rs. 1,51,812/- is due and payable by you under Agreement no. TCHIN0687000100195836 and an amount of Rs. 1,51,812/- is due and payable by you under Agreement no. TCHIN0687000100194551 Totalling to Rs. 1,33,35,665/- 10-07-2024	Flat No. 1105 - Rs. 27,00,000/- Flat No. 1105 - Earnest Money Deposit (EMD) :- Rs. 2,70,000 /- And Flat No 702 - Rs. 27,00,000/- Flat No 702 - Earnest Money Deposit (EMD) :- Rs. 2,70,000 /- Type of possession:- Physical	Rs. 198279/- is due and payable by you under Agreement no. TCHIN0687000100194551 and an amount of Rs. 7990302/- is due and payable by you under Agreement no. TCHHL0687000100192338 and an amount of Rs. 198279/- is due and payable by you under Agreement no. TCHIN0687000100195836 and an amount of Rs. 7946208/- is due and payable by you under Agreement no. TCHHL0687000100192317 totalling to Rs. 16333068/- 31-03-2026
Description of the Immovable Property: Property No. 1: Flat No. 1105, on the Eleventh Floor, in D-Wing in the Building known as Versatile Valley, lying, being and situated at Village Nijle, Taluka Kalyan, District Thane, Maharashtra-421204. 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 Nijle, Taluka Kalyan, District Thane, Maharashtra-421204.					
20	10118954 & 10123500	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 11,32,193/- is due and payable by you under Agreement no. 10118954 and an amount of Rs. 1,12,717/- is due and payable by you under Agreement no. 10123500 totalling to Rs. 12,44,910/- 26-07-2019	Rs. 9,00,000/- Earnest Money Deposit (EMD) :- Rs. 90,000 /- Type of possession:- Physical	Rs. 2874628/- is due and payable by you under Agreement no. 10118954 and an amount of Rs. 431680/- is due and payable by you under Agreement no. 10123500 totalling to Rs. 3306313/- 31-03-2026
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. 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.					
21	10117280	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 10,46,771/- 26-07-2019	Rs. 9,00,000/- Earnest Money Deposit (EMD) :- Rs. 90,000 /- Type of possession:- Physical	Rs. 2757631/- 31-03-2026
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.					
22	10433895 & 10435349	MR. AJAY BALKRISHNA UTEKAR MRS ASMITA AJAY UTEKAR	Rs. 2660342/- is due and payable by you under Agreement no. 10433895 and an amount of Rs. 108697/- is due and payable by you under Agreement no. 10435349, totalling to Rs. 2769039/- 03-06-2023	Rs. 15,00,000/- Earnest Money Deposit (EMD) :- Rs. 1,50,000 /- Type of possession:- Physical	Rs. 4096980/- is due and payable by you under Agreement no. 10433895 and an amount of Rs. 176651/- is due and payable by you under Agreement no. 10435349 totalling to Rs. 4273631/- 31-03-2026
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					

FOR SALE OF IMMOVABLE PROPERTY

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

the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **28-04-2026** on "As is given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset/ property shall be sold by E-TAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS,

23	10109937	MR. YOGESH B MISHRA MRS. SONI YOGESH MISHRA	Rs. 10,37,725/- 18-06-2019	Rs. 9,00,000/- Earnest Money Deposit (EMD): - Rs. 90,000 /- Type of possession:- Physical	Rs. 2662595/- 31-03-2026
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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 576 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	10110987 & 10114664	MR. YOGESH B MISHRA MRS. SONI YOGESH MISHRA	Rs. 10,31,554/- is due and payable by you under Agreement no. 10110987 and an amount of Rs. 1,39,394/- is due and payable by you under Agreement no. 10114664 totalling to Rs. 11,70,948/- 18-06-2019	Rs. 9,00,000/- Earnest Money Deposit (EMD): - Rs. 90,000 /- Type of possession:- Physical	Rs. 2614265/- is due and payable by you under Agreement no. 10110987 and an amount of Rs. 616415/- is due and payable by you under Agreement no. 10114664 totalling to Rs. 3230680/- 31-03-2026
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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. 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.

25	TCHHL029 600010027 7826 & TCHIN0296 000100284 482	Mr. ARAYAN AJAY PANCHAL Mrs. HARSHA ARYAN PANCHAL, M/s. H.A. Enterprises	Rs. 75,63,951/- is due and payable by you under Agreement no. TCHHL0296000100277826 and an amount of Rs. 2,17,106/- is due and payable by you under Agreement no. TCHIN0296000100284482 and Totalling to Rs. 77,81,057/- 08-01-2025	Rs. 86,00,000/- Earnest Money Deposit (EMD): - Rs. 8,60,000 /- Type of possession:- Physical	Rs. 8609340/- is due and payable by you under Agreement no. TCHHL0296000100277826 and an amount of Rs. 255635/- is due and payable by you under Agreement no. TCHIN0296000100284482 totalling to Rs. 8864975/- 31-03-2026
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Description of the Immovable Property: All that piece and parcel of the Flat No. 103, admeasuring 685 Sq. Ft. Built Area, equivalent to 63.66 Sq. Mtrs Built Up Area, On the First Floor, Building No. A-9, of the society known as Vallabh Shanti Nagar CHS., Situated at Sector 5, Shanti Nagar, Mira Road (East), District Thane, Maharashtra - 401107., on all that piece and parcel of land or ground lying being and situated at Ward- J, in Village Bhayander, in Taluka and District Thane, within the limits of Mira Bhayander Municipal Corporation, and in the Registration District and Sub-District of Thane and bearing Old Survey No. 794 (Part).

Disclosure :- Writ Petition filed by the Third Party against TCHFL (WPST/37584/2025) is pending before Bombay High Court, No stay order is passed against TCHFL in the said case

26	TCHHL029 600010021 0606 & TCHIN0296 000100214 079	Mr. ATUL KANDHAILAL AGNIHOTRI, Mrs. BINDU ATUL TIWARI	Rs. 3,65,131/- is due and payable by you under Agreement no. TCHIN0296000100214079 and an amount of Rs. 45,66,117/- is due and payable by you under Agreement no. TCHHL0296000100210606 and Totalling to Rs. 49,31,248/- 08-10-2024	Rs. 21,00,000/- Earnest Money Deposit (EMD): - Rs. 2,10,000 /- Type of possession:- Physical	Rs. 437921/- is due and payable by you under Agreement no. TCHIN0296000100214079 and an amount of Rs. 5448802/- is due and payable by you under Agreement no. TCHHL0296000100210606 totalling to Rs. 5886723/- 31-03-2026
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Description of the Immovable Property: All that piece and parcel of the Flat No. 610 on the 6th Floor, in C-Wing, in the building known as Versatile Valley, admeasuring 37.55 Sq. Mtrs Rera carpet area, lying being and situated at Village Nijle, Taluka Kalyan, District Thane, within the limits of Nijle Grampanchayat, Kalyan Shil Road, Thane, Maharashtra

27	TCHHL029 600010013 7590 & TCHIN0296 000100139 728 & TCHIN0687 000100210 800	Mr. GOPAL SISIR MANNA, Mrs. JYOTSNA SHISHIR MANNA	Rs. 45,47,336/- is due and payable by you under Agreement no. TCHHL0296000100137590 and an amount of Rs. 1,49,981/- is due and payable by you under Agreement no. TCHIN0296000100139728 and an amount of Rs. 9,15,209/- is due and payable by you under Agreement no. TCHIN0687000100210800 Totalling to Rs. 56,12,526/- 10-09-2024	Rs. 31,00,000/- Earnest Money Deposit (EMD): - Rs. 3,10,000 /- Type of possession:- Physical	Rs. 5411716/- is due and payable by you under Agreement no. TCHHL0296000100137590 and an amount of Rs. 1177885/- is due and payable by you under Agreement no. TCHIN0687000100210800 and an amount of Rs. 179491/- is due and payable by you under Agreement no. TCHIN0296000100139728 totalling to Rs. 6769092/- 31-03-2026
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Description of the Immovable Property: All that piece and parcel of the Flat No. P-0402, 4th Floor, Project named Lakeshore Greens, Building named as Casa Elite, Admeasuring carpet area of 500 Sq. Ft. equivalent to 46.47 Sq. Mtrs., Survey No. 96/2A, 150/2A, 150/2B, 95/3, 150/3, 150/4A, 4B, 97 and 96/2A, Village Khoni, Near Khidkaleshwar Temple, Kalyan Shil Road, Dombivli (East), Thane, Maharashtra.

28	TCHHL063 600010010 7605 & TCHIN0636 000100108 834	MR. RAMESHCHAND HARISH VISHWAKARMA, MRS. REENA RAMESHCHAND VISHWAKARMA	Rs. 3068262/- is due and payable by you under loan account No TCHHL0636000100107605 and an amount of Rs. 226250/- is due and payable by you under loan account No TCHIN0636000100108834 totalling to Rs. 3294512/- 11-08-2023.	Rs. 17,40,000/- Earnest Money Deposit (EMD):- Rs. 1,74,000/- Type of possession:- Physical	Rs. 4233213/- is due and payable by you under Agreement no. TCHHL0636000100107605 and an amount of Rs. 314603/- is due and payable by you under Agreement no. TCHIN0636000100108834 totalling to Rs. 4547816/- 31-03-2026
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Description of the Immovable Property: Apartment being Flat/Unit No. 603, having carpet area of 34.63 Sq. Mtrs., on the 6th Floor, B-Wing, in the Building known as "Jai Guruji Tower", Village Gauripada, Taluka Kalyan, District Thane, Within the Local Limits of Kalyan Dombivali Municipal Corporation and Sub Registrar of Kalyan.

29	10541970 & 10550973	Ms. SHEETAL VASANT JOSHI, Mrs. BHAGYASHRI VASANT JOSHI,	Rs. 2,53,649/- is due and payable by you under Agreement no. 10550973 and an amount of Rs. 72,24,305/- is due and payable by you under Agreement no. 10541970 and Totalling to Rs. 74,77,954/- 06-06-2024	Rs. 68,90,000/- Earnest Money Deposit (EMD):- Rs. 6,89,000/- Type of possession:- Physical	Rs. 375873/- is due and payable by you under Agreement no. 10550973 and an amount of Rs. 9358950/- is due and payable by you under Agreement no. 10541970 totalling to Rs. 9734823/- 31-03-2026
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Description of the Immovable Property: All the piece and parcel of residential premises bearing Flat No. 104, admeasuring about 37.53 Sq. Mtrs. Carpet on the First Floor, in B-Wing, of buildings of the Society popularly known as DOSTI VRISHTI ABC (DOSTI VIHAR) Co-Op. Hsg. Soc. Ltd., of the Complex Known as Dosti Vihar, lying being and situated at Village Panchpaknadi, Kores Road, Vartak Nagar, Pokhran Road No. 1, Thane (West), Within the limits of Thane Municipal Corporation and in the Registration District and Sub District of Thane.

30	9888836	MR GOPAL KRISHNA PADHY MRS RASHMITA G PADHY	Rs. 8,44,727/- 20-12-2022	Rs. 7,00,000/- Earnest Money Deposit (EMD):- Rs. 70,000/- Type of possession:- Physical	Rs. 1365425/- 31-03-2026
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Description of the Immovable Property: Schedule - I Piece and Parcel Of Non- Agricultural Land Situated At Village: Chinchawali Taluka Karjat, District Raigad Within The Limits Of Panchayat Samiti Karjat Of Zilla Parishad Raigad And Within The Registration District Raigad And Sub District Karjat I.e Within The Registration Jurisdiction Of The Sub- Registrar Of Assurances Karjat At Karjat.

Schedule II Flat No 005, On Ground Floor In "b Wing" Admeasuring About 28.09 Sq Mtrs Carpet Area In Building No "C" Of The Project Known As "udaan Aria" Situated At Village - Chinchawali, Taluka Karjat District Raigad And Within The Registration District Raigad And Sub District Karjat I.e Within The Registration Jurisdiction Of The Sub Registrar Of Assurances, Karjat At Karjat.

31	9825401	Mr. SHARAD SHANTARAM PARAB Mrs. Sakshi Parab	Rs. 16,32,751/- 11-06-2024	Rs. 25,00,000/- Earnest Money Deposit (EMD):- Rs. 2,50,000/- Type of possession:- Physical	Rs. 2163381/- 31-03-2026
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Description of the Immovable Property: All that piece and parcel of residential flat No. 102, admeasuring 276 Sq. feet carpet area equivalent to 25.64 sq. Mtrs., AND Flat No. 103 admeasuring 276 Sq. Feet carpet area, equivalent to 25.64 Sq. Mtrs., Wing-B, on the First Floor, SO both the Flats admeasuring 552 Sq. Ft., carpet area equivalent to 51.28 Sq. Mtrs., in the Building known as Building No. E & Building name METALICA, Bhelipada, Khopoli Pali Road, Taluka Sughad, District Raigad, Maharashtra

32	TCHHL029 600010008 8695 & 10133063 & TCHIN060 100010006 2308	MR. JITENDRA VASANTRAO MAHALE MRS. NIRMALA VASANT MAHALE,	Rs. 1231758/- is due and payable by you under loan account No TCHHL0296000100088695 and an amount of Rs. 125611/- is due and payable by you under loan account No 10133063, and an amount of Rs. 141993/- is due and payable by you under loan account No TCHIN0601000100062308, totalling to Rs. 1499362/- 12-10-2023	Rs. 5,00,000/- Earnest Money Deposit (EMD):- Rs. 50,000/- Type of possession:- Physical	Rs. 1914737/- is due and payable by you under Agreement no. TCHHL0296000100088695 and an amount of Rs. 269147/- is due and payable by you under Agreement no. TCHIN0601000100062308 and an amount of Rs. 191650/- is due and payable by you under Agreement no. 10133063 totalling to Rs. 2375534/- 31-03-2026
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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.

Continued to next page.....

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
33	10255298 & 10272701	Mrs. VAISHALI DINESH DOLE Mr. Dinesh Sukadeo Dole	Rs.16,95,717/- is due and payable by you under the loan account number 10255298 and an amount of Rs.73,251/- is due and payable by you under the loan account number 10272701 i.e. totalling to an amount of Rs. 17,68,968/- 16-01-2024	Rs. 15,00,000/- Earnest Money Deposit (EMD) :- Rs. 1,50,000 /- Type of possession:- Physical	Rs. 2608180/- is due and payable by you under Agreement no. 10255298 and an amount of Rs. 118458/- is due and payable by you under Agreement no. 10272701 totalling to Rs. 2726638/- 31-03-2026

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 being at Village Khardi, Taluka Shahapur, District Thane, Maharashtra.

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 28-04-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favouring 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 20-04-2026 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 arrears 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 <https://surl.li/faqref> 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: Mumbai
Date : 10-04-2026

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd.