



TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.

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

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 **18-12-2025** on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset/ property shall be sold by E- Auction at 2.00 P.M. on the said **18-12-2025**. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **17-12-2025** till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS, 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	TCHHF068700 0100337181 & 910000216	Mr. Nimit Nitin Surana Mr. Nitinkumar Champalai Surana Mrs. Mamta Nitinkumar Surana	Rs. 4,37,96,945/- is due and payable by you under Agreement no. TCHHF0687000100337181 and an amount of Rs. 9,96,051/- is due and payable by you under Agreement no. 910000216 and Totalling to Rs. 4,47,92,996/- 14-04-2025	Unit No. 713 - Rs. 2,16,00,000/- Unit No. 713 - Earnest Money Deposit (EMD): - Rs. 21,60,000/- And Unit No. 715 - Rs. 2,16,00,000/- Unit No. 715 - Earnest Money Deposit (EMD): - Rs. 21,60,000/- Type of possession: - Physical	Rs. 47105499/- is due and payable by you under Agreement no. TCHHF0687000100337181 and an amount of Rs. 1081631/- is due and payable by you under Agreement no. 910000216 totalling to Rs. 48187130/- 24-11-2025

Description of the Immovable Property: Property 1: All that Commercial premises bearing No. 713, on 7th Floor, in Wing C & D, of Sale admeasuring area 492 Sq. Ft. carpet area in the building known as Shiv Solitaire, at land bearing CTS No. 255, 255/1 to 3 and 259pt, 259/1 to 25, of Village Bandivali, Jogeshwari (East), Mumbai-400060.

Property 2: All that Commercial premises bearing No. 715, on 7th Floor, in Wing C & D, of Sale admeasuring area 492 Sq. Ft. carpet area in the building known as Shiv Solitaire, at land bearing CTS No. 255, 255/1 to 3 and 259pt, 259/1 to 25, of Village Bandivali, Jogeshwari (East), Mumbai-400060.

2	TCHHL068700 0100063581 & TCHIN068700 0100063914 & TCHIN029600 0100131995 & TCHIN029600 0100235794	Mr. QURESH KHOZEMA BOHARI, Mrs. ALEFIYA QURESH BOHARI	Rs. 1,02,950/- is due and payable by you under Agreement no. TCHIN0687000100063914 and an amount of Rs. 36,48,384/- is due and payable by you under Agreement no. TCHHL0687000100063581 and an amount of Rs. 6,77,255/- is due and payable by you under Agreement no. TCHIN0296000100131995 and an amount of Rs. 8,67,289/- is due and payable by you under Agreement no. TCHIN0296000100235794 Totalling to Rs. 52,95,878/- 06-02-2025	Rs. 41,00,000/- (Rupees Forty One Lakh Only) Earnest Money Deposit (EMD): - Rs. 4,10,000/- (Rupees Four Lakh Ten Thousand Only) Type of possession: - Physical	Rs. 977278/- is due and payable by you under Agreement no. TCHIN0296000100235794 and an amount of Rs. 125880/- is due and payable by you under Agreement no. TCHIN0687000100063914 and an amount of Rs. 3975353/- is due and payable by you under Agreement 24-11-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 806, admeasuring 50.70 Sq. Mtrs., on the Eighth Floor, all balcony/ies and usable area attached to the flats shall be for the exclusive use of the occupants / owners of such flats in the Building No. 11, Wing- C, of the Hyde Park of the Vinay Unique Gardens to be/ being constructed on, lying being and situated at Village Dingre (Old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar), and within the jurisdiction of Vasai-Virar Shahar Mahanagarpalika.

3	TCHHF069600 0100151149	Mr. CHETAN LALJI BHANUSHALI, Mrs. CHANDA LALJI BHANUSHALI,	Rs. 1160438/- 06-11-2024	Rs. 16,50,000/- (Rupees Sixteen Lakh Fifty Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,65,000/- (Rupees One Lakh Sixty Five Thousand Only) Type of possession: - Physical	Rs. 1355180/- is due and payable by you under Agreement no. TCHHF0696000100151149 24-11-2025
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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

4	9906651 & TCHIN028900 0100082991 & TCHIN068700 0100313054	Mr. AKASH SINGH, Mrs. URMILA SINGH,	Rs. 1,93,081/- is due and payable by you under Agreement no. TCHIN0289000100082991 and an amount of Rs. 9,99,247/- is due and payable by you under Agreement no. 9906651 and an amount of Rs. 5,07,338/- is due and payable by you under Agreement no. TCHIN0687000100313054 Totalling to Rs. 16,99,666/- 08-04-2025	Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) Type of possession: - Physical	Rs. 1087807/- is due and payable by you under Agreement no. 9906651 and an amount of Rs. 216669/- is due and payable by you under Agreement no. TCHIN0289000100082991 and an amount of Rs. 563147/- is due and payable by you under Agreement no. TCHIN06870 24-11-2025
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Description of the Immovable Property: All that piece and parcel of the Flat No. 205, Built Up area admeasuring 45.34 Sq. Mtrs (Which is inclusive of the area of the Balconies) on 2nd Floor, as shown in the floor plan, in the Sai Ashvinad Building, Wing - D, lying, being and situated at Revenue Village Mahim, Taluka Palghar.

5	10660261 & 10661935	MR. ASHOO VINODKUMAR JAIN MRS. KAMLA VINOD JAIN	Rs.79,180/- is due and payable by you under Agreement no. 10661935 and an amount of Rs. 24,44,877/- is due and payable by you under Agreement no. 10660261 totalling to Rs. 25,24,057/- 19-12-2024	Rs. 22,00,000/- (Rupees Twenty Two Lakh Only) Earnest Money Deposit (EMD): - Rs. 2,20,000/- (Rupees Two Lakh Twenty Thousand Only) Type of possession: - Physical	Rs. 169267/- is due and payable by you under Agreement no. 10661935 and an amount of Rs. 2777540/- is due and payable by you under Agreement no. 10660261 totalling to Rs. 2946807/- 24-11-2025
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Description of the Immovable Property: All that piece and parcel of the property bearing Unit No. 901 admeasuring 26.46 Square Mtrs. Carpet area and 10.02 Square Mtrs. Of other useable areas aggregating to 36.48 Square Mtrs. Of total useable area on 9TH Floor in 'A' Wing of Building No. 3 in 'Sunteck West World - 1' together with exclusive right to use open areas attached to the said unit, proportionate share in the common areas, amenities & facilities of the said Project, and 0 car parking space in the basement / still level of the said building / project, being constructed on the land bearing survey No. 45, 46, 47, 50, 51, at village Tirvi, Taluka Vasai and District Palghar (erstwhile District Thane), within the Registration District of Thane Bassein and within Jurisdiction of Sub-Registrar of Assurances at Vasai.

6	10020208	Mr. MAJID KHAN Mrs. SABA MAJID KHAN	Rs. 14,49,787/- 12-12-2024	Rs. 11,90,000/- (Rupees Eleven Lakh Ninety Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,19,000/- (Rupees One Lakh Nineteen Thousand Only) Type of possession: - Physical	Rs. 1694221/- is due and payable by you under Agreement no. 10020208 24-11-2025
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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.

7	TCHHL063600 0100156572 & TCHIN063600 0100166717	Mr. Sanjay Babu Amritsar, Mrs. Anita Sanjay Amritsar,	Rs. 1946381/- is due and payable by you under loan account No TCHHL0636000100156572 and an amount of Rs. 224929/- is due and payable by you under loan account No TCHIN0636000100166717 totalling to Rs. 2171310/- 14-09-2023	Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,35,000/- (Rupees One Lakh Thirty Five Thousand Only) Type of possession: - Physical	Rs. 2750281/- is due and payable by you under Agreement no. TCHHL0636000100156572 and an amount of Rs. 315868/- is due and payable by you under Agreement no. TCHIN0636000100166717 totalling to Rs. 3066149/- 24-11-2025
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Description of the Immovable Property: All that piece and parcel of Flat No. 010, Floor No. Ground, Building No. B, in the Project known as "Shree Gajanan Fortune City" admeasuring about 33.54 Sq. Mtrs. Carpet Area and Additional area 2.91 Sq. Mtrs. balcony, Cupboard and open terrace area Constructed on the land bearing Survey No. 65, lying and situated at revenue Village Khadvali Grampanchayat, Tal. Kalyan, District Thane within the jurisdiction of Sub- Registrar- Kalyan, District Thane, Maharashtra

8	TCHHL068300 0100166343 & TCHIN068300 0100166832	Mr. PRASENJIT MONDAL Mrs. BULTI BAUR MONDAL	Rs. 14,61,657/- is due and payable by you under Agreement no. TCHHL0683000100166343 and an amount of Rs. 1,78,351/- is due and payable by you under Agreement no. TCHIN0683000100166832 and Totalling to Rs. 16,40,008/- 05-11-2024	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. 1739451/- is due and payable by you under Agreement no. TCHHL0683000100166343 and an amount of Rs. 208882/- is due and payable by you under Agreement no. TCHIN0683000100166832 totalling to Rs. 1948333/- 24-11-2025
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Description of the Immovable Property: All that premises bearing Apartment No. 406, admeasuring 326.36 Sq. Ft. (Carpet Area) i.e. 30.33 Sq. Mtrs. On the Fourth Floor, of the B-Wing, of the Building No.7 of Type - C9, named as "Om Residency" in G.M Thakur City, Phase-1, Village Maan, Taluka and District Palghar, 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 18-12-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, 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 10-12-2025 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, 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. 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/hhbdh> 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.