



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.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 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 Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular 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 **24-11-2022** on "As is where is" & "As is what is" and "Whatever there is" 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 **24-11-2022**. 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 **23-11-2022** 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/ Immoveable Property will be on "as is where condition is" as per brief particulars described herein below :

Sr. No	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice and date of demand notice	Reserve Price	Earnest Money
1	10018290 & 10024372	MR. JITESHKUMAR GANGADHAR BARAL (Borrower)	Rs. 11,97,920/- (Rupees Eleven Lakh Ninety Seven Thousand Nine Hundred Twenty Only) is due and payable under Agreement no. 10018290 and an amount of Rs. 39,126/- (Rupees Thirty Nine Thousand One Hundred Twenty Six Only) is due and payable under Agreement no. 10024372 totalling to Rs. 12,37,046/- (Rupees Twelve Lakh Thirty Seven Thousand Forty Six Only)	Rs. 8,50,000/- (Rupees Eight Lakh Fifty Thousand Only)	Rs. 85,000/- (Rupees Eighty Five Thousand Only)
Description Of The Immoveable Property: Flat No. 402 on 4TH Floor, Wing "R2" building known as "Laxminarayan" which is to have total Carpet Area Admeasuring area 286 Sq. Ft. Situated at Village Badlapur Tal. Ambemath, Dist. Thane local limits of Kulgaon Badlapur Municipal Council.					
2	10526871	MR. RAJU JAMUNAPRASAD PRAJAPATI (Borrower) MRS. BABITA RAJU PRAJAPATI, MR. JAMUNAPRASAD MELU PRAJAPATI (Co-borrower)	Rs. 37,10,648/-	Rs. 21,60,000/- (Rupees Twenty One Lakh Sixty Thousand Only)	Rs. 2,16,000/- (Rupees Two Lakh Sixteen Thousand Only)
Description Of The Immoveable Property: Flat bearing No. 501 area admeasuring 506 Sq. Ft. (Carpet) + 48 Sq. Ft. Open Terrace, on the Fifth Floor, in building known as Patel Prayosha Yogi Niwas, Building No. 9, standing on plot of land bearing S. No. 39A, Old Hissa No. 1, New Hissa No. 1-A, situated at village Jawasi, Ambemath (W), Taluka – Ambemath, District – Thane, within the municipal limits of Ambemath Nagar Parishad, and situated within the Registration District – Thane & Sub-Registration District – Ulhasnagar – 3					
3	10553362 & 10555393	MR. VINEET LAXMINARAYAN PANDEY (Borrower) MRS. RAGINI VINEET PANDEY (Co-borrower)	Rs. 21,93,706/- (Rupees Twenty One Lakh Ninety Three Thousand Seven Hundred Six Only) is due and payable under Agreement no. 10553362 and an amount of Rs. 1,41,169/- (Rupees One Lakh Forty One Thousand One Hundred Sixty Nine Only) is due and payable under Agreement no. 10555393 totalling to Rs. 23,34,875/- (Rupees Twenty Three Lakh Thirty Four Thousand Eight Hundred Seventy Five Only)	Rs. 13,45,000/- (Rupees Thirteen Lakh Forty Five Thousand Only)	Rs. 1,34,500/- (Rupees One Lakh Thirty Four Thousand Five Hundred Only)
Description Of The Immoveable Property: All that piece and parcel of being Flat No. 302 on Third Floor, having admeasuring area about 625+25 Sq. Ft. Built Up Totally area 650 Sq. Ft. With Open Terrace in the Building known as "Shree Ganesh Krupa Apartment" and in the society known as "Shree Ganesh Krupa Co-Operative Housing Society Ltd." Regn No. TNA/AMB/HS/G(TC)/26100013-2014/YEAR 2014 and constructed on Survey No. 1, Hissa No. 4 A 1, Plot No. 1, area about 392.98 Sq. Mtrs. situated at village Shirgaon, Badlapur (E), Tal – Ambemath, Dist. Thane and within the limits of Kulgaon Badlapur Municipal Council.					
4	9560203 & 9588809	MR. MUDDASSAR SHAFI PATEL (Borrower) MRS. MADUSA M PATEL (Co-borrower)	Rs. 7,04,165/- (Rupees Seven Lakh Forty Thousand One Hundred Sixty Five Only) is due and payable under Agreement no. 9560203 and an amount of Rs. 1,78,197/- (Rupees One Lakh Seventy Eight Thousand One Hundred Ninety Seven Only) is due and payable under Agreement no. 9588809 totalling to Rs. 8,82,362/- (Rupees Eight Lakh Eighty Two Thousand Three Hundred Sixty Two Only)	Rs. 6,00,000/- (Rupees Six Lakh Only)	Rs. 60,000/- (Rupees Sixty Thousand Only)
Description Of The Immoveable Property: FLAT NO 203 2ND FLOOR BUILDING NO A 31 SAMRUDHI COMPLEX VIII GARPOLI BHIWANI ROAD KARJAT WEST 410210 BEARING SURVEY NO 63/5, 63/2A, 63/2B, 63/2C, 63/2D, 63/2E, 64/0, OF THE VILLAGE GARPOL TAL KARJAT DISTRICT RAIGAD					
The Said Property is Bounded As follows : On or Towards East: Survey No 79, On or Towards West: Survey No 57, On or Towards North: Survey No 68,69, On or Towards South: 57,60,61					
5	9850302 & 10124457	Mr. Laxman Thakaji Gund (Borrower), Mrs. Savita Laxman Gund (Co-borrower)	Rs. 144,7305/- (Rupees Fourteen Lakh Forty Seven Thousand Three Hundred Five Only) is due and payable under Agreement No. 9850302 and an amount of Rs. 324,143/- (Rupees Three Lakh Twenty Four Thousand One Hundred Forty Three Only) is due and payable under Agreement no. 10124457 totalling to Rs. 1,77,1448/- (Rupees Seventeen Lakh Seventy One Thousand Four Hundred Forty Eight Only)	Rs. 11,45,000/- (Rupees Eleven Lakh Forty Five Thousand Only)	Rs. 1,14,500/- (Rupees One Lakh Fourteen Thousand Five Hundred Only)
Description Of The Immoveable Property: ALL THAT the Flat Bearing No.002 in the Ground floor of the building known as "PREM PARADISE" with the built up area of 325 Sq.Ft. Land lying and being situated at Village Kopar admeasuring 02 gunthas, bearing Survey No. 5 Hissa No.9, Dombivli, within the limits of Kalyan Dombivli Municipal Corporation, within the Registration District Thane, Sub-Registration and Taluka Kalyan.					
6	9602767 & 9627147	MR. MOHDAKHRUDDIN BASHEER SAIED (Borrower), MRS. HUSNEARABANO FAKRUDIN AHMED (Co-borrower)	Rs. 17,20,163/- (Rupees Seventeen Lakh Twenty Thousand One Hundred Sixty Three Only) is due and payable under Agreement no. 9602767 and an amount of Rs. 2,24,718/- (Rupees Two Lakh Twenty Four Thousand Seven Hundred Eighteen Only) is due and payable under Agreement no. 9627147 totalling to Rs. 19,44,881/- (Rupees Nineteen Lakh Forty Four Thousand Eight Hundred Eighty One Only)	Rs. 13,30,000/- (Rupees Thirteen Lakh Thirty Thousand Only)	Rs. 1,33,000/- (Rupees One Lakh Thirty Three Thousand Only)
Description Of The Immoveable Property: All that piece and parcel of Residential premises known as of Flat No. 702, Seventh Floor, Building No. A/1, Panvelkar Homes, Kohoj Khuntalavali, Ambemath (West), Tal. Ambemath, Dist. Thane, having area admeasuring 382 Sq. Fts. (Carpet area), in the building known as "Panvelkar Homes" in Ambemath West, lying situated and Constructed, at Survey No. 46, Hissa No. 2 Part, C.T.S. No. 6378, in the area known as Village Kohoj Khuntalavali, Ambemath (West), Taluka Ambemath, Dist. Thane, assessed under Municipal Ward No. 702, Flat No. 702 fitted with separate Electric Meter, vide cons No. 02152 P.C. No. (As is where is basis) Taluka & Sub-Dist. Registration Ulhasnagar, Sub-Dist. Registration Thane, Dist. Thane and bounded within limits of Ambemath Municipal Council.					
7	9327608 & 9341747	MR. MAHENDRA JAGNI LOT (BORROWER) MRS. MEENA M LOT (CO-BORROWER)	Rs 5,88,146/- (Rupees Five Lakh Eighty Eight Thousand One Hundred Forty Six Only) is due and payable by you under Agreement no. 9327608 and an amount of Rs. 3,28,165/- (Rupees Three Lakh Twenty Eight Thousand One Hundred Sixty Five Only) is due and payable by you under Agreement no. 9341747 totalling to Rs. 9,16,311/- (Rupees Nine Lakh Sixteen Thousand Three Hundred Eleven Only)	Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only)	Rs. 1,35,000/- (Rupees One Lakh Thirty Five Thousand Only)
Description Of The Immoveable Property: All that piece and parcel of land with bearing Flat No. 304 on Third Floor, having area about 590 Sq. Ft. (built-up) in the building known as "Chaturthi Co-op. Hsg. Soc." Regn No. TNA/ULR/HS/G(TC) 8072/96-97 constructed on plot of land S. No. 24, Hissa No. 3 (Pt), having area of the said plot is 1500 Sq. Mtrs. situated at Village Bevelvi, Badlapur, Tal. Ambemath, Dist. Thane within limits of Kulgaon Badlapur Municipal Council and within the limits of Registration Dist. Thane, Sub-Registration Dist. Thane and the said plot is bounded as under: On or Towards East : Part L to S. No. 24 & 25, On or Towards West: Surplus land belonging to Shri. N. K. Karale, On or Towards North : Road, On or Towards South : Property belonging to Shri. Laxman Karale.					
8	10479738	MR. MOHD HYDER (Borrower), MRS. HEENA HAIDARALI KHAN (Co-borrower),	Rs. 17,05,225/-	Rs. 10,15,000/- (Rupees Ten Lakh Fifteen Thousand Only)	Rs. 1,01,500/- (Rupees One Lakh One Thousand Five Hundred Only)
Description Of The Immoveable Property: Flat No. 201, Wing G admeasuring approximately carpet area 360 Sq. Ft. (i.e. 33.44 Sq. Mtrs.) on the 2ND Floor, of the said Building "Sai Nirman" situate on bearing New Survey No. 34, H. No. 1C/1 & 2 (Old Survey No. 34, Hissa No. 1+3A+3B/3) situated at Neral, Taluka Karjat, District Raigad, Panchayat Samiti Karjat, Gram Panchayat Neral.					
9	9247440	Mr. SUMIT NILKANTH NARANJE (Borrower) Mr. NILKANTH MANGAL NARANJE (Co-borrower)	Rs.1377427/-	Rs. 10,80,000/- (Rupees Ten Lakh Eighty Thousand Only)	Rs. 1,08,000/- (Rupees One Lakh Eight Thousand Only)
Description of the Immoveable Property: FLAT NO. 309, 3RD FLOOR, SHREE SADGURU PLAZA, VILLAGE NANDIVALI, HAJI MALANG ROAD, KALYAN (EAST), THANE - 421301					
On East By: Balaji Paradise, On West By: Sandip Vidyalaya, On North By : Relaxo Garden, On South By : Shiv Parvati Construction,					
10	9513242	MR. ABHISHEK SURENDRA SALIAN (Borrower), MRS. BHARATI SURENDRA SALIAN . (Co-borrower)	Rs. 20,55,744/-	Rs. 12,20,000/- (Rupees Twelve Lakh Twenty Thousand Only)	Rs. 1,22,000/- (Rupees One Lakh Twenty Two Thousand Only)
Description Of The Immoveable Property: All the piece & parcel of the immovable property bearing Flat No. A/04 Area 427 Sq. Ft. Carpet, building No. 1, Rameshvaram Palace – A, constructed on the portion of land admeasuring 1542.05 Sq. Meters forming a larger part of land bearing Survey No. 71 Hissa No. 4A admeasuring 2365.57 metres lying being and situate at village Manda, Taluka Kalyan District Thane with in the limits of the Kalyan Dombivli Municipal Corporation and bounded as follows : On or towards East : S. No. 71 H. N. 5 & 6, On or towards West : S. No. 71 H. N. 3, On or towards South : Property of Mhatre & Bajpayee, On or towards North : Remaining land of same S. No. 71 H. No. 4, Together with all easement right etc.					
11	9135050	MR. PRASHANT DESHPANDE (Borrower), MRS. POONAM PRASHANT DESHPANDE, MRS. VASANTI SHANKARRAO DESHPANDE (Co-borrower)	Rs. 4,34,198/-	Rs. 12,10,000/- (Rupees Twelve Lakh Ten Thousand Only)	Rs. 1,21,000/- (Rupees One Lakh Twenty One Thousand Only)
Description of the Immoveable Property: All that Piece or Parcel of the Flat No. 504 on the 5TH Floor, E Wing in the Building known as "Komal Apartment" situated at Sagona Nandivali Pad, Dombivli East, Survey No. 30, Hissa No. P, situated at Nandivali within the limits of Nandivali Gram Panchayat, and being bounded as follows : On or towards the East : Hanuman Temple, On or towards the West : Shri Bazar Store, On or towards the North : Jaywant Vihar, On or towards the South : Gondvi Society.					

Sr. No	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice and date of demand notice	Reserve Price	Earnest Money
12	10245927	MR. MAHESH KANHAYALAL SHUKLA (Borrower), MRS. VIBHA MAHESH SHUKLA (Co-borrower)	Rs. 18,14,219/- 14th November, 2019	Rs. 11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only)	Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only)
Description of the Immoveable Property: Flat No. 401 admeasuring about 32.954 Sq. Mtrs. Carpet Annexed thereto, on the Fourth Floor in "E" with together with the common areas and facilities appurtenant thereto in proposed project scheme known as "Royale City" situated on land bearing Survey No. 183 situated at village Kalambehe Tal. Shahapur, Dist. Thane					
13	9832804	MR. DATTATRAY NAMDEV MALI (Borrower) . MRS. SUREKHA DATTATRAY MALI (Co-borrower)	Rs. 11,35,573/- (Rupees Eleven Lakh Thirty Five Thousand Five Hundred Seventy Three Only) 16-11-2019	Rs. 14,75,000/- (Rupees Fourteen Lakh Seventy Five Thousand Only)	Rs. 1,47,500/- (Rupees One Lakh Forty Seven Thousand Five Hundred Only)
Description of the Immoveable Property: Schedule – A All that piece or parcel of land known as Property No. 1589, Land Admeasuring 33.00 Sq. Mtrs. at Ekpada Road, Sector No. 37A, Kharghar, Navi Mumbai, Taluka Panvel, District Raigad, Maharashtra State or thereabouts and bounded as follows : Towards East : N. H 4 High Way, Towards West : Old House, Towards North : Old House, Towards South : R.A.F. Residence Colony, Schedule – B All that piece of property known as Flat No. D – 405 of 255 Sq. Fts. (Carpet) admeasuring area in the building to be known as "Vishal Heights", and being construction on the land described in the schedule above.					
14	10393907 & 10429006 & 10464880	MR. PRAVINKUMAR SHIVA GOWDA (BORROWER), MRS. SHAMLA PRAVINKUMAR GOWDA (CO-BORROWER)	Rs. 41,28,383/- (Rupees Forty One Lakh Twenty Eight Thousand Three Hundred Eighty Three Only) is due and payable under Agreement no. 10393907 and an amount of Rs. 1,58,820/- (Rupees One Lakh Fifty Eight Thousand Eight Hundred Twenty Only) is due and payable under Agreement no. 10429006 and an amount of Rs. 10,14,286/- (Rupees Ten Lakh Fourteen Thousand Two Hundred Eighty Six Only) is due and payable under Agreement no. 10464880 totalling to Rs. 53,01,489/- (Rupees Fifty Three Lakh One Thousand Four Hundred Eighty Nine Only) 12th February, 2020	Rs. 40,90,000/- (Rupees Forty Lakh Ninety Thousand Only)	Rs. 4,09,000/- (Rupees Four Lakh Nine Thousand Only)
Description Of The Immoveable Property: Flat No. 102, on the 1ST Floor, Wing 'B', adm. 39.95 Sq. Mtrs. Carpet area, in the Building No. 1 known as "Sarvam", all that piece or parcel of land bearing Survey No. 21, Hissa No. 2A, 2B, situated, lying and being at village Vadavali, Taluka and District Thane, in the Registration District & Sub-District Thane, within the limits of the Municipal Corporation of the City of Thane.					
15	10628091 & 10633645	Mr. RAVINDRA HARICHANDRA RASAL, Mrs. TRUPTI VATHORE	Rs. 32,82,396/- (Rupees Thirty Two Lakh Eighty Two Thousand Three Hundred Ninety Six Only) is due and payable by you under Agreement no. 10628091 and an amount of Rs. 1,67,071/- (Rupees One Lakh Sixty Seven Thousand Seventy One Only) is due and payable by you under Agreement no. 10633645 totalling to Rs. 34,49,467/- (Rupees Thirty Four Lakh Forty Nine Thousand Four Hundred Sixty Seven Only) 26-05-2021	Rs. 32,80,000/- (Rupees Thirty Two Lakh Eighty Thousand Only)	Rs. 3,28,000/- (Rupees Three Lakh Twenty Eight Thousand Only)
Description Of The Immoveable Property: THE FIRST SCHEDULE OF PROPERTY All those pieces or parcels of non-Agriculture Vacant Layout Land bearing New Survey Nos. 5, 5B, 5D, 5F and 5G as per latest Record of Right situate lying and being at Village Dongare (Dongar Pada) also known as "VILLAGE NARANGI" within the Registration Sub District of vasai, District – Thane admeasuring in the aggregating 879581 Square Meters. THE SECOND SCHEDULE OF PROPERTY All those demarcated portion of Avenue 'C-1' admeasuring 220377 Square Meters on the plan Annexed hereto and marked Annexure B on which Residential building known as "SHIDDIH AVENUE" having two wings i.e. wing No. A and wing No. B, each wing having ground and seven upper floors with shops on the plan annexed hereto will be constructed by the Developers. Avenue 'C-1' being a part of the said Larger Land more particularly described in the First Schedule herein above is shown delineated by a red coloured boundary line on the plan annexed hereto at Annexure – "B" and bounded as Follows On or towards North : Abutting 24.0m. wide Road and part of Avenue – C's land, On or towards South : Plot Compound Wall Abutting S.No.130 and CFC Plot. On or towards East : Abutting CFC Plot and 24.0m wide road. On or towards : Abutting part of Avenue – C's land and Plot compound wall abutting S.No. 130. THE THIRD SCHEDULE OF PROPERTY (Description of the Flat) All that the Residential Flat / Shop No. 103, admeasuring 410.07 Sq.Ft. Carpet Area on the First Floor in Wing – "B" of the Residential building known as "SHIDDIH AVENUE" to be constructed on portion of Avenue 'C-1' more particularly described in the Second Schedule herein above.					
16	9689976	MR. MANGESH MADHUKAR PEDNEKAR, MR. SWAPNIL MADHUKAR PEDNEKAR	Rs. 15,40,125/- (Rupees Fifteen Lakh Forty Thousand One Hundred Twenty Five Only) 21-06-2021	Rs. 14,00,000/- (Rupees Fourteen Lakh Only)	Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only)
Description Of The Immoveable Property: Schedule – A All that piece and parcel of land Gaothan plot of land admeasuring 925.88 Square Meters, lying and being situated at village Virar (Manvelpada Gaothan), Taluka Vasai, District Thane, within the area of Sub-Registrat at Vasai. II (Virar). Schedule – B Flat No. 106, on the 1ST Floor, admeasuring 425 Square Feet (Built up area) i.e. admeasuring 39.49 Square Meters (Built up area), in the project known as "Sai Smriti", constructed on part of land Gaothan plot House No. 179 of land admeasuring 925.88 Square Meters, lying and being situated at village Virar (Manvelpada Gaothan), Taluka Vasai, District Thane, within the area of Sub-Registrat at Vasai. No. I (Virar)					
17	9728611	MRS. RIYA JUDDIN SHEIKH, MR. MOBIN ALUDDIN SHEIKH	Rs. 13,58,416/- (Rupees Thirteen Lakh Fifty Eight Thousand Four Hundred Sixteen Only) 18-06-2019	Rs. 12,60,000/- (Rupees Twelve Lakh Sixty Thousand Only)	Rs. 1,26,000 /- (Rupees One Lakh Twenty Six Thousand Only)
Description Of The Immoveable Property: SCHEDULE 'A' PROPERTY All the piece and parcel of Non- Agriculture Property bearing Gut No.19, C.T.S. No.9323, area admeasuring about 0-46-0 HRP equivalent to 4600 sq.mt. Revenue Assessment Rs.9.06 Paise, Lying of Ambamath Municipal Corporation. SCHEDULE 'B' PROPERTY All that piece and parcel of Flat No.806, on the 6th Floor, Building No.1, "A" Wing, for an admeasuring about 29.72 Sq. Meters (Carpet), of the said complex namely "ASHTAVINAYAKA AVENUE" lying, being and Situated at Gut No.19, C.T.S. No.9323, admeasuring about 0-46-0 HRP equivalent to 4600 sq.mt. Revenue Assessment Rs.9.06 Paise, Village – Morivali, Taluka Ambamath, Dist. Thane, within the precincts of Ambamath Municipal Corporation and bounded as under. On Towards East : As per Approval Plan, On Towards West : As per Approval Plan, On Towards North : As per Approval Plan, On Towards South : As per Approval Plan					
18	10648101 & 10651994	MR. MANESH SURESH BANDAL MRS. KOMAL BALASAHEB NAVALE	Rs. 24,83,637/- (Rupees Seven Lakh Twenty Thousand One Hundred Seventy Two Only) is due and payable by you under Agreement no. 10648101 and an amount of Rs. 91,305/- (Rupees Ninety One Thousand Three Hundred Five Only) is due and payable by you under Agreement no. 10651994 totalling to Rs. 25,74,942/- (Rupees Twenty Five Lakh Seventy Four Thousand Nine Hundred Forty Two Only) 02-06-2021	Rs. 23,10,000/- (Rupees Twenty Three Lakh Ten Thousand Only)	Rs. 2,31,000/- (Rupees Two Lakh Thirty One Thousand Only)
Description Of The Immoveable Property: SCHEDULE 'A' PROPERTY All the piece and parcel of Non- Agriculture Property bearing Gut No.19, C.T.S. No.9323, area admeasuring about 0-46-0 HRP equivalent to 4600 sq.mt. Revenue Assessment Rs.9.06 Paise, Lying of Ambamath Municipal Corporation. SCHEDULE 'B' PROPERTY All that piece and parcel of Flat No.806, on the 6th Floor, Building No.1, "A" Wing, for an admeasuring about 29.72 Sq. Meters (Carpet), of the said complex namely "ASHTAVINAYAKA AVENUE" lying, being and Situated at Gut No.19, C.T.S. No.9323, admeasuring about 0-46-0 HRP equivalent to 4600 sq.mt. Revenue Assessment Rs.9.06 Paise, Village – Morivali, Taluka Ambamath, Dist. Thane, within the precincts of Ambamath Municipal Corporation and bounded as under. On Towards East : As per Approval Plan, On Towards West : As per Approval Plan, On Towards North : As per Approval Plan, On Towards South : As per Approval Plan					
19	10185091 & 10311811	MR. SONAL SHALIGRAM WAGH (Borrower) MRS. SAVITA SONAL WAGH (Co-borrower)	Rs. 13,63,281/- (Rupees Thirteen Lakh Sixty Three Thousand Two Hundred Eighty One Only) is due and payable by you under Agreement no. 10185091 and an amount of Rs. 45,456/- (Rupees Forty Five Thousand Four Hundred Fifty Six Only) is due and payable by you under Agreement no. 10311811 totalling to Rs. 14,08,737/- (Rupees Fourteen Lakh Eight Thousand Seven Hundred Thirty Seven Only) 28-Mar-19	Rs. 7,20,000/- (Rupees Seven Lakh Twenty Thousand Only)	Rs. 72,000/- (Rupees Seventy Two Thousand Only)
Description Of The Immoveable Property: Schedule – A All that peace and parcel of land lying, being and situated at Village Mankivli, bearing Survey No. 43, Area admeasuring about 00-54-09 H-R-P, Waste Land 00-03-05, H-R-P i.e. Taluka – Ambemath, District Thane. All that peace and parcel of land lying, being and situated at Village Mankivli, bearing Survey No. 44, Hissa No. 2, Area admeasuring about 00-01-00 H-R-P, Waste Land 00-00-80, H-R-P i.e. approximately 180 Square meter Taluka – Ambemath, District Thane. All that peace and parcel of land lying, being and situated at Village Mankivli, bearing Survey No. 44, Hissa No. 3, Area admeasuring about 00-02-00 H-R-P, Waste Land 00-00-00, H-R-P i.e. approximately 200 Square meter Taluka – Ambemath, District Thane. And the boundaries thereof are as under : On or towards East : Gut No. 50, On or towards West : Gut No. 44/1, On or towards South : Gut No. 42/2, On or towards North : Gut No. 45/2 Schedule – B In a proposed project named as "Panvelkar Estate - Rockford" to be developed and constructed on the property mentioned Schedule I, the Purchaser herein agree to purchase and promoter herein agreed to sale Residential Premises No. 213 on the Second Floor of the Wing No. Bldg No. 01, the said premises is admeasuring carpet area about 17.88 Sq. Mtrs. (subject to fluctuation of area not more than 5%) on Second Floor in building / wing No. Bldg No. 01 as per the terms and conditions mentioned in this agreement to sale					
At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immoveable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. 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 Immoveable 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://bankauctions.in/ on 24-11-2022 between 2.00 PM to 3.00 PM with limited extension of 10 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 Immoveable Property shall at once again be put to auction subject to the discretion of the Authorised Officer. 2. The Immoveable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only) & 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 Immoveable Property can be done on 15-11-2022 between 11AM 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 is 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: Nil. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: Nil. 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, M/s. 4Closure, Block No.605A, 6th Floor, Mallivaram Commercial Complex, Ameerpet, Hyderabad – 500038 through its coordinators Mr. U.Subbarao.Mob. No.8142000061, subbarao@bankauctions.in 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://bit.ly/3T02yfx for the above details. Please Note - TCHFL has not engaged any broker/agent apart from the mentioned authorised 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:- Thane Date:- 05-11-2022					

IN THE DEBTS RECOVERY TRIBUNAL NO.02

MTNL BHAVAN 3 FLOOR STRAND ROAD APOLLO BANDAR, COLABA MARKET, COLABA, MUMBAI – 400005

ORIGINAL APPLICATION NO. 105 OF 2022

SUMMONS

EXH - 12

BANK OF INDIAAPPLICANTS

V/S

M/S. YOGITA FUSION ENTERPRISES & ANR.DEFENDANTS

- Whereas the above named Applicant has filed the above referred Application before this Tribunal for recovery of sum together with current and further interest cost and other reliefs mentioned therein
- Whereas the service of summons could not be effected in ordinary manner and whereas the application for substituted service has been allowed by this Hon'ble Tribunal
- You are directed to appear before this tribunal in person or through an advocate and file written statement / say on 03.02.2023 at 11.00 a.m. and show cause as to why reliefs prayed should not be granted
- Take notice in case of default application shall be heard and decided in your absence.
Given issued under my hand the seal of this tribunal on this 30 day of Aug, 2022.

Sd/-
REGISTRAR
DRT-2 MUMBAI

- M/s. YOGITA FUSION ENTERPRISES**
Sole Proprietor of
M/s ANITA EMBROIDERY ENTERPRISE
A sole proprietary concern, having address at 121 (South), A to Z Industrial Estate, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.
- MS. YOGITA SURESH VARADKAR**
Sole Proprietor of
M/s. YOGITA FUSION ENTERPRISE
A Sole Proprietary Concern, having address at 127 (South), A to Z Industrial Estate, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.DEFENDANTS



Canara Bank

NARIMAN POINT BRANCH
POSSESSION NOTICE [SECTION 13(4)]
(For Immoveable property)

Whereas :

The undersigned being the Authorised Officer of the Canara Bank, **NARIMAN POINT BRANCH**, appointed under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 30/08/2022 calling upon the borrower **M/s Mandevi Building Management Services. Proprietor : Sh. Nitin Ravinder Khambkar, Shop No. 13, Ground Floor, Khaprideo CHS, Ekanath Ghadi Marg, Opp. Ambedkar Colony, Parel Village, Parel East, Mumbai-400 012 to repay the amount mentioned in the notice, being Rs. 279,95,935.91 (Rupees Two crore Seventy nine lac ninety five thousand nine hundred thirty five and paise ninety one only) plus interest due and other cost within 60 days from the date of receipt of the said notice.**

The borrower/Guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13 (4) of the said Act, read with Rule 8 of the said Rule on this **2nd November 2022**.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Canara Bank Nariman Point, Mumbai for an amount of **Rs. 279,95,935.91 (Rupees Two crore Seventy nine lac ninety five thousand nine hundred thirty five and paise ninety one only)** and interest and other cost thereon.

The borrower's attention is invited to the provisions of Section 13 (8) of the Act, in respect of time available, to redeem the secured assets.

Description of the Immoveable Property

All part & Parcel of Residential Flat No. A/4104, 41st Floor, 3 BHK Ultima, 1330 Sq.Ft. with Two car Parking space in building known as Lodha Dioro consisting of several basements and upto 70 upper floors being constructed on a portion of land situated and lying in Cadastral Survey No. 8 of Village Salt Pan Mumbai city being plot No. Block-C (C-1 Zone) admeasuring 92600 sq.mtrs. at Wadala Truck Terminal, New Cuffe Parade, Wadala, Mumbai standing in the names of Mr. Nitin Ravindra Khambkar and Mrs. Bharati Nitin Khambkar. (