

TATA CAPITAL HOUSING FINANCE LIMITED

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 inancial 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 old on 29-03-2023 on "As is where is" & "As is what is" and "Whatever there is" basis for recovery of outstandi dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentione elow. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured ass property shall be sold by E- Auction at 2.00 P.M. on the said 29-03-2023. The sealed envelope containing Demar Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before 28-03-2023 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 1st Floor, Centennia Square, # 6A, Dr. Ambedkar Road, Kodambakkam, Chennai – 600 024...

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particula

S	No and	Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	per Demand Notice	Reserve Price	Earnest Money	Type of possession		
	TCHHL04 04000100 000348	Mrs. Uma Kothandapani	Lakh Eighty Eight Thousand Nine Hundred Sixteen Only) & 29-06-2021	(Rupees Thirty Two Lakh Fifty Thousand Only)	Rs. 3,25,000/- (Rupees Three Lakh Twenty Five Thousand Only)			
П	Description of the Immovable Property: Schedule 'A' Property (Entire Property) Item No.1: All that piece and parcel of							

Description of the Immovable Property: Schedule 'A' Property (Entire Property) Item No.1: All that piece and parcel of vacant land measuring 2020 Sq.ft. bearing plot No.129C, in D.S.Nagar, comprised in Old.Sy.No.261A/3, patta No.2120, as per patta New Sy.No.261A/3A69, situated at Vandalur Village, Chengelpet Taluk, Kancheepuram District, situate within the Registration Sub District of Guduvancherry and Registration District of Chennai South. Bounded on the: North by: Plot No.129 South by: Vacant Land East by: Plot No.129B West by: Plot No.130A. Admeasuring:- East to West on the Northern side: 40 Feet, North to South on the Eastern side: 48 Feet, North to South on the ern side: 53 Feet, In all Admeasuring 2020Sq.ft

tem No.2: All that piece and parcel of vacant land measuring 2000 Sq.ft. bearing plot No.129, in D.S.Nagar, comprised Old. Sy.No.261A/3, patta No.1039, as per patta New Sy.No.261A/3A51, situated at Vandalur Village, Chengelet Taluk Kancheepuram District, situate within the Registration Sub District of Guduvancherry and Registration District of Chenna South. Bounded on the:- North by: Road South by: Plot No.129C East by: Plot No.129A West by: Plot No.130A Admeasuring:- East to West on the Northern side: 40 Feet, North to South or the Eastern side: 50 Feet, North to South on the Western side: 50 Feet, In all Admeasuring 2000Sq.ft.As per Item 1 & 2 (Plo Nos.129C and 129) in all Admeasuring 4020 Sq.ft Only.

Schedule 'B' Property (UDS proposed to conveyed) 361 Sq.ft. Undivided share of land in the Schedule A property
Schedule 'C' Property Flat No.G1, in the Ground floor, having saleable area of 901 Sq.ft (inclusive of common areas) in the Anartment known as "CC ALPHINE - A BLOCK"

:	9712634	N.Raja Monamad	Eighty One Lakh Fifty Nine Thousand Six Hundred Five	(Rupees Twenty	(Rupees Two Lakh Twenty Nine	Physical
L		(Co-Borrower),	Only) & 10-07-2018	Thousand Only)	Thousand Only)	

escription of the Immovable Property: Property No.1 All the piece and parcel of the undivided share of land measuring 470 Sq.ft., out of the property at Old Door No.46,New No.33, Old Periyapalayathamman koil street,Esa pallavara village,Alandur Taluk, Kanchipuram District comprised in Old S.No.41/1 then 41/1B2A2(Part), T.S.No.88,Block No.13,Wa No.A measuring 9.3 cents or 4055 Sq.ft., out of 11 cents together with the Flat bearing No.AS-1,A Block,Second Floor mea uring 690 Sq.ft., plinth area with a covered car parking space in the scheme known as AGS Galaxy Apartments and the land bounded on the Bounded By: - East By: Land belonging to Mr.Mohan,Mr.Annamalai,Mr.Murugan and Mr.Ramamurthy Wes By: Periyapalayathamman koil Road North By: Land belonging to suria Bai Ammal and others South By: T.S.No.90 and 91

3	9520146	Mrs. Nivedha K Mr. Kaliaperumal M P	Rs. 41,04,755/- (Rupees Forty One Lakh Four Thousand Seven Hundred Fifty Five Only) & 12-08-2022	Lakir Lighty 1 100	Rs. 2,98,500/- (Rupees Two Lakh Ninety Eight Thousand Five Hundred Only)	Physica
ъ.		of the lucus accepts	Decrease COUEDINE A All the	a nices and never of	the land commissed in	the Come

scription of the Immovable Property: SCHEDULE-A All the piece and parcel of the land comprised in the Surve Numbers with an extent (which is more particularly described below) is situated at Kundrathur Village, Kundrathur Tow panchayat Sriperumbadur Taluk and Kancheenuram District

Item Survey Extent		Extent	BOUNDARIES					
No.	Number	in Cents	North By Survey No(s)	South By Survey No(s)	East By Survey No(s)	West By Survey No(s)		
-1	707/1A	103	628	708/1, 708/3 & 707/3	628, 707/1B & 707/3	628 & 721/2		
Ш	707/1B	120	628	707/3	675 & 628	707/1A		
Ш	707/3	187	707/1A &707/1B	709 & 706	675 & 676	708/3 & 707/1/		
IV	708/3	93	707/1A & 707/3	709	707/3 & 709	708/1, 708/2 & 718		
٧	727/1A & 1B	67	727/2	726/2 & 625	625	728/1		
VI(a)	709 Part	708/3 & 707/3	708/3 & 707/3	Proposed 9 M Wide Link Road in S.No.709 Part	706	708/3 & 718/1		
(b)	709 Part	39.45	Proposed 9 M Wide Link Road in S.No.709 Part	710/1	709 Part	710/1, 712 & 718		
VII	726/1 & 2	82	727/1A, 727/1B & 728/1	725 & 625	625 & 725	728/1		
VIII (a)	721/1	69	723/1, 725	720/1 & 719/1	725 & 721/2	721/1, 722 & 720		
(b)	721/2	152	725	719/1 & 708/1A	628 & 707/1A	721/1, 719/1 & 72		
IX	710/1	37	709 Part	710/2	710/2	712		
Х	734 Part	0.4	728/2 Part	724	728/2 Part	Proposed 12 M W Link Road in Surv No.734 Part		
ΧI	616/1	16	615/3 & 616/2	727/2	617	616/2 & 615/2		
XII	728/1	250	728/3 728/4, 613/2 & 615/2	726/1, 726/2, 725 & 727/2	727/1A, 727/2, 726/1 & 728/4	728/2 & 725		
XIII	727/2	129	616/1 & 728/1	727/1A, 727/1B & 624	624, 625 & 617	728/1		
XIV	728/2 Part	177.02	613/2	724 & 734	613/2, 728/1 & 724	Proposed 12 M W Link Road in Surv No.734 Part, 728 Part and 724		

and Sub-Registrar Office of Kundrathur SCHEDULE-B An Undivided Share of Land measuring to an Extent of 234 (Two hundred Thirty Four) Square Feet of Land right, Title and interest in the SCHEDULE-A.

SCHEDULE-C APARTMENT No.C402 in 4th Floor, Block No. C, Phase No.1, (of the residential project "TEMPLE WAVES

Ľ	ith Super Built up Area of 911 Square Feet, (including proportionate undivided share in the common constructed Area).					
	1 10136326		Rs. 25,44,455/- (Rupees Twenty Five Lakh Forty Four Thousand Four Hundred Fifty	(Rupees Twenty	(Rupees Two Lakh	Physical
1		MR ARIINS	Five Only) & 22-06-2019			

Description of the Immovable Property: All that piece and parcel of the All that piece and parcel of vacant house site bear ing Plot No. 3B, Layout in Approval by Planning Permit No. 1183/2013, D.Dis No. 3050/13/A3, Dated 21.11.2013, Kundrathu Panchayat Union @ Padappai, Comprised in O.S. No. 195 (part), patta No. 3214, as per Patta New Survey No. 195/2A Situated at No. 85, Kovur Village, Sriperumbudur Taluk, Kancheepuram District, measuring an extent of 1330 Sq. Ft. bein Situated at No. 85, Novur Village, Shperumbudur faluk, Kaloneepuram District, measuring an extent of 1330 Sq. Ft. beint bounded on the: **North by:** Survey No. 196, **South by:** Road, **East by:** Plot No. 4B, **West by:** Plot No. 2B, **Measuring on the** East to west on the Northem side: 35 feet, East to West on the Southem side: 35 feet, North to South on the Eastem side: 34 feet, North to South on the Western side: 38 feet. In all measuring an extent of 1330 Sq. Ft. Iand, and situated within the Sult Registration District of Kundrathur, and Registration District of Chennai South and within the limits of Kovoor Village Panchaya Schedule - B 340 Sq. Ft. Undivided Share out of the Schedule 'A' Property.

	5	10331043	MR. M ARUNKUMAR.	Rs. 20,98,958/- (Rupees Twenty Lakh Ninety Eight	(Rupees Seventeen	Rs. 1,76,300/- (Rupees One Lakh Seventy Six	Symbolic
	ľ		MRS. GEETHA	Thousand Nine Hundred Fifty Eight Only) & 28-07-2022	Lakh Sixty Three Thousand Only)	Thousand Three	Cymbone
ı			MANI	Light Only) & 20-07-2022	i mousand Only)	Hundred Only)	

Description of the Immovable Property: All piece and parcel of the Property in "ANNA NAGAR" Hosur Town, of Hosur Talul and attached to Hosur Sub Registration District, Krishnagiri Registration District, Krishnagiri District and also attached to the Municipal Limits of Hosur Municipality. Natham Survey No.16, an extent of 57 Square Meter or 728 Square Feet belongs to the Vendor in the aforesaid manner which is bounded on the; East By: House belongs to Mr. D Muniyappa. West By: Land belong to Chinnappa, North By: House belongs to Mr.Bodiyappa. South By: Road. Within the above boundaries, measuring East to West on the Northern Side: 26.0 Feet: East to West on the Southern Side: 26.0 Feet; North to South on the Easter Side: 28.0 Feet; North to South on the Western Side: 28.0 Feet; Making a total area pf 57 Square Meters or 728 Square Fee of vacant site including common right in common Roads only covered under this deed of sale. (Now the above property is re-surveyed as per NEW TOWN SURVEY Scheme as forming part of New TOWN SURVEY NUM

BER: 199, in Ward No. B of Block No.60 an extent of 57 Square Metre within the Municipal Limits of Hosur Mubnicipality) At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are herel 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 Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, wi which the milliovable Property will be sold as per screedure. The E addition will be sloped it, amount due as alloresaid, 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 b 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 follo

NOTE: The E-auction of the properties will take place through portal https://bankauctions.in/ on 29-03-202 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

erms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersign

but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to au

tion subject to the discretion of the Authorised Officer.

The Immovable Property shall not be sold below the Reserve Price

 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 I way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Deman Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kind

5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and prov In the that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to declir acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale.

Inspection of the Immovable Property can be done on 20-03-2023 between 11 AM to 5.00 PM with prior appointmen 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.

In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by th 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/Sal by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the

of 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. Claims, if any, which have been put forward to the property and any other known particulars bearir on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquirie regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc.

12, For any other details or for procedure online training on e-auction the prospective bidders may contact th Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpe Hyderabad – 500038 through its coordinators Mr. U.Subbarao, Mob. No.8142000061, subbarao@bankauctions in Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please se

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 paym eeds to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be subm

14. Please refer to the below link provided in secured creditor's website https://bit.lv/3JmGsmo 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

nis property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry i

Sd/- Authorized Office

Date: 13.03.2023 Tata Capital Housing Finance Ltd

Get insights

from wherever you are



The **ALL-NEW Business Standard App** Making Devices Smart, Insight Out.

Our all-new app brings a new level of ease in accessing what matters to you the most, from wherever you are. Your favourite columns, stock market updates, editorials, analysis and more! It's the same insightful business journalism you expect from us, with rich and intuitive features to enhance your reading experience.



The Business Standard Morning show

New episodes at 8am, Monday to Friday



Dark mode

Introducing dark mode for easy reading



Daily market insights

Get detailed analysis and updates on the share market



Go offline

Online. Offline. Anytime. Stav connected, always



Read to me

Listen on the move



Quick reads

For when you don't have time





Business Standard Insight Out







business-standard.com