



REGD. POST / SPEED POST
WITHOUT PREJUDICE

REF: SALE NOTICE/ JAN – 2024 / 9524800

Date: 01-01-2024

To,

1. Mr. GAJENDRA SINGH NEGI
PREMIUM PLOT NO. M/PR-25, KESHAVPURAM,
AWAS VIKAS SCHEME NO.1, KALYANPUR,
KANPUR, U.P.-208017.
2. Mr. GAJENDRA SINGH NEGI
A-447, KAILASH VIHAR, AWAS VIKAS,
KANPUR, U.P.-208017.
3. Mr. GAJENDRA SINGH NEGI
PHYSIC FOR IIT-JEE- NEGI SIR
117/N/52, KAKADEO,
KANPUR, U.P.-208025.
4. Mr. SUMIT NEGI
PREMIUM PLOT NO. M/PR-25, KESHAVPURAM,
AWAS VIKAS SCHEME NO.1, KALYANPUR,
KANPUR, U.P.-208017.
5. Mr. SUMIT NEGI
A-447, KAILASH VIHAR, AWAS VIKAS,
KANPUR, U.P.-208017.
6. Mr. SUMIT NEGI
SUMIT NEGI ,NEGI CLASSES-S,
117/N/72, KAKADEO,
KANPUR, U.P.-208025.
7. Mr. SHIV CHARAN SINGH NEGI
PREMIUM PLOT NO. M/PR-25, KESHAVPURAM,
AWAS VIKAS SCHEME NO.1, KALYANPUR,
KANPUR, U.P.-208017.
8. Mr. SHIV CHARAN SINGH NEGI
A-447, KAILASH VIHAR, AWAS VIKAS,
KANPUR, U.P.-208017.



TATA CAPITAL HOUSING FINANCE LIMITED

Corporate Identity Number U67190MH2006PLC187552

11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai 400 013

Toll Free 1860 267 6060 Web www.tatacapital.com customercare@tatacapital.com

Registered Office 11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai 400 013



9. Mr. SHIV CHARAN SINGH NEGI
BAJAJ EDUCATION CENTER,
BALAJI EDUCATION CENTER,
117/N/72, KAKADEO,
KANPUR, U.P.-208025.
10. Mr. DALBIR SINGH NEGI
PREMIUM PLOT NO. M/PR-25, KESHAVPURAM,
AWAS VIKAS SCHEME NO.1, KALYANPUR,
KANPUR, U.P.-208017.
11. Mr. DALBIR SINGH NEGI
A-447, KAILASH VIHAR, AWAS VIKAS,
KANPUR, U.P.-208017.
12. Mr. DALBIR SINGH NEGI
NEGI CLASSES-K,
117/N/72, KAKADEO,
KANPUR, U.P.-208025.
13. Mrs. GAYATRI DEVI
PREMIUM PLOT NO. M/PR-25, KESHAVPURAM,
AWAS VIKAS SCHEME NO.1, KALYANPUR,
KANPUR, U.P.-208017.
14. Mrs. GAYATRI DEVI
A-447, KAILASH VIHAR, AWAS VIKAS,
KANPUR, U.P.-208017.
15. Mrs. GAYATRI DEVI
M/S NEGI CLASSES-2,
NEW NEGI CLASSES,
117/N/72, KAKADEO,
KANPUR, U.P.-208025.
16. Mrs. ANITA NEGI
PREMIUM PLOT NO. M/PR-25, KESHAVPURAM,
AWAS VIKAS SCHEME NO.1, KALYANPUR,
KANPUR, U.P.-208017.



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17. Mrs. ANITA NEGI
A-447, KAILASH VIHAR, AWAS VIKAS,
KANPUR, U.P.-208017.

18. Mrs. ANITA NEGI
NEW NEGI CLASSES,
117/N/72, KAKADEO,
KANPUR, U.P.-208025

Subject: Sale Notice of 15 days for sale of immovable secured asset under Rule 8(6) read with rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Reference: Loan account number: 9524800

Dear Sir & Madam,

The Authorized Officer on behalf of M/s Tata Capital Housing Finance Ltd (the secured creditor) had issued Demand Notice dated 29th June-2021 to you under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act"), calling upon you to pay the entire dues within the period stipulated therein.

Since you have failed to comply with the said notice within the period stipulated therein, the Authorized Officer, has taken possession of the immovable property mentioned below in **Schedule** under Section 13(4) of the SARFAESI Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002.

As you have failed and neglected to clear the dues of the secured creditor, Tata Capital Housing Finance Ltd as secured creditor shall proceed for E Auction of the mortgaged property on **01-02-2024** by fixing a Reserve Price of the mortgaged property as **Rs. 3,31,00,000/-**. A proclamation of Sale Notice for this auction shall be published on **15-01-2024** in Financial Express (English) & Jansatta (Vernacular) newspapers edition,

Hence please be informed that if the total outstanding dues i.e., Rs. 2,06,53,169/- (Rupees Two Crore Six Lakh Fifty Three Thousand One Hundred Sixty Nine only)as on 29th Dec' 2023 together with subsequent interest and other charges are not paid by you before the date of auction then the Authorized Officer will proceed for auction of the schedule property as stated above.



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SCHEDULE OF PROPERTY

All That Residential Plot/Unit Bearing Premium Plot No. M/PR/25, having Land Measuring in East-30 Mtr. West: 30 Mtr. North: 16.10 Mtr. And South: 16.10 Mtr. Total Area Comprised 483 Sq. Mtr. Situated at keshavpuram, Scheme No.01, Awas Vikas, kalyanpur. Kanpur, U.P.-208017. With common amenities written in the Free Hold Sale Deed executed Dated 27-June-2014.

Bounded in the manner as Follow:

East: Plot No. M/PR-26;

West: Plot No. M/PR-24;

North: 9 Mtr. Road;

South: 30 Mtr Road;

Yours Truly,



AUTHORISED OFFICER,
TATA CAPITAL HOUSING FINANCE LIMITED

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- A) The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:
- B) The E-auction will take place through portal <https://bankauctions.in/> on 01-02-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each. 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 31-01-2024 till 5.00 PM at Branch address For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer.

Auction 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. EMD amount shall be 10% of the Reserve Price amount.
- 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 24-01-2024 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. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: 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, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 through its coordinators Mr Arijit Kumar Das, 8142000725, 8142000066, 8142000062 Email :- arijit@bankauctions.in and Email : info@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** [www. http://surl.li/osxqk](http://surl.li/osxqk) for the above details.
- 15) Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

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