

ANAND RATHI **Anand Rathi Global Finance Limited :** **DEMAND NOTICE**
 Express Zone, A Wing, 10th Floor, Western Express Highway, Diagonally Opposite Oberoi Mall, Goregaon (E), Mumbai - 400 063 India

Whereas the borrowers/co-borrowers hereunder have availed the financial assistance from Anand Rathi Global Finance Ltd. We state that despite having availed the financial assistance, the borrowers/co-borrowers have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non-Performing Asset on the respective dates mentioned hereunder in accordance with the directives/guidelines issued by Reserve Bank of India. The Authorized Officer of Anand Rathi Global Finance Ltd. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of power conferred under Section 13(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/mortgagors to repay the amount mentioned in the notice together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of the notices.

NAME OF THE BORROWER/CO-BORROWER/S / ADDRESS	NPA DATE	Outstanding Amount: Rs.
(1) M/s. D M Materials & Suppliers (Borrower), 72/1, 1st Floor, Muniyappa Industrial Complex, Jaraganhalli, J P Nagar, Bengaluru: 560078. (2) Mr. A Pushparaj (Co-borrower), No.260, Sudhama Muniyappa Residency, 4th Main, 4th Cross, Jaraganhalli, J P Nagar, Bengaluru: 560078. (3) Mrs. Sunanda S (Co-borrower), No.260, Sudhama Muniyappa Residency, 4th Main, 4th Cross, Jaraganhalli, J P Nagar, Bengaluru: 560078.	02/08/2024	13.50% ROI Principal Outstanding 3,79,78,760 EMI Amount Pending 28,80,130 Broken Period Interest 99,694
Property Address: 1) No. 258 & 259, Sudhama Muniyappa, Layout, 4th Main, 4th Cross, J P Nagar, 6th Phase, Jaraganhalli, Uttarahalli Hobli, Bangalore: 560061. Four Boundaries of the property- North:- Property belongs to A Pushpa Raj, East:- Site No. 257 & Site No. 258 & Road, West:- Site No. 259 & Govt. Lane, South:- 16 Feet of Road & Katha No. 9/3.	12/09/2024	Over Due Interest 15,75,336 Legal Charges 1,43,388 Notice Charges 3,300 EMI Bounce Charges 59,100 Total Outstanding 4,27,39,708
2) 260, Sudhama Muniyappa, Layout, 4th Main, J P Nagar, 6th Phase, Jaraganhalli, Uttarahalli Hobli, Bangalore: 560061. Four Boundaries of the property:- North:- Road, East:- Road, West:- Conservancy Lane & Property belongs to Mr. Nanjappa, South:- Property belongs to Mr. Annaiyappa.	LOAN AMOUNT	Rs. 4,15,00,000/-
In the circumstances as aforesaid, the notice is hereby given to the above borrowers to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the applicable rules thereunder. In case you are desirous of making any representation in response to this notice, please mark the same to our Authorised Officers Mr. Abhishek Chand, Anand Rathi Global Finance Ltd. at 8th floor, "A" Wing, Express Zone Building, Western Express Highway Road, Goregaon (East), Mumbai: 400063, only to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place. Please note that under Section 13(13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.	ARGFL/SME-LAP/BNG/1109	

Date: 12/09/2024 | Place: Bangalore Sd/- Anand Rathi Global Finance Limited, Authorised Officer

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, No 82/1, Ground Floor, Krishna Towers, Richmond Road, Bengaluru - 560025

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 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 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 10-10-2024 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 10-10-2024. 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 09-10-2024 till 5.00 PM at Branch address 'TATA CAPITAL HOUSING FINANCE LIMITED, No 82/1, Ground Floor, Krishna Towers, Richmond Road, Bengaluru - 560025.

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 and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
1.	TCHHF04 93000100 072169 & TCHHF04 93000100 066837	Mr. G Anil Kumar Mr. S.Manjula C C	Rs. 8979048/- (Rupees Eighty Nine Lakh Seventy Nine Thousand Forty Eight Only) is due and payable by you under Agreement no. TCHHF0493000100072169 and an amount of Rs. 723429/- (Rupees Seven Lakh Twenty Three Thousand Four Hundred Twenty Nine Only) is due and payable by you under Agreement No. TCHHF0493000100066837 totalling to Rs. 9702477/- (Rupees Ninety Seven Lakh Two Thousand Four Hundred Seventy Seven Only)	Rs. 82,85,000/- (Rupees Eighty Two Lakh Eighty Five Thousand Only)	Rs. 8,28,500/- (Rupees Eight Lakh Twenty Eight Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Schedule 'A' Property All that the piece and parcel of immovable property bearing site No.17/3 and 17/4 formed out of land bearing Sy No.17/3, & 17/4 situated at Puttenahalli Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non agricultural residential purpose Vide order No.B.DIS.ALN.SR(S)200/2002-03, dated 23/11/2002, issued by the special deputy commissioner Bangalore District, Bangalore, in residential Layout coming under the limits of Bommanahalli CMC, bearing Khata No.560/17/3 & Khata No.711/560, totally measuring 31,842 Square Feet, undivided land out of 1 Acre 03 Guntas, and Bounded on :- East By : Private Property, West By : Remaining Portion of the same property, North By : Road South By : Gunasheela's Property. Schedule 'B' Property An undivided share land measuring 727 Square Feet out of Schedule 'A' Property. Schedule 'C' Property All that piece and parcel of Flat No.406, on the Third Floor, multi - Storied Residential Apartment Building complex by name " Mahaveer Woods Apartment ", 22nd Main Road, J.P Nagar V Phase, Bangalore 560 078, constructed in the Schedule 'A' Property bearing Sy No.17/3 and 17/4 situated at Puttenahalli Village, Uttarahalli Hobli, Bangalore South Taluk, bearing Bommanahalli CMC Katha No.560/17/3, 17/4, Presently bearing Bruhat Bangalore Mahanagar Palike Katha No.711/560, measuring about 1665 Square Feet, super built up Area 1265 Square Feet, RCC Roof, with Mosaic Flooring, Cement and Brick Walls, Home Wood doors and steel Windows, with all Civic amenities, consisting of Hall, 3 bed rooms, Kitchen and toilets with Balconies and Common area, Satire case lift etc., with one Car Parking slot in the Basement and bounded on :- East By: Set Back West By: Passage, North By: Flat No.405, South By: Set Back						
2.	TCHHL08 83000100 178409 & TCHIN08 83000100 179899	Mr. Mohamed Shafi M Mr. Mohamed Rafi	Rs. 3,23,832/- (Rupees Three Lakhs Twenty Three Thousand Eight Hundred and Thirty Two Only) is due and payable by you under Agreement no. TCHHL0883000100178409 and an amount of Rs. 68,31,746/- (Rupees Sixty Eight Lakhs Thirty One Thousand Seven Hundred and Forty Six Only) is due and payable by you under Agreement No. TCHIN0883000100179899 totalling to Rs. 71,55,578/- (Rupees Seventy One Lakhs Fifty Five Thousand Five Hundred and Seventy Eight Only),	Rs. 68,70,000/- (Rupees Sixty Eight Lakh Seventy Thousand Only)	Rs. 6,87,000/- (Rupees Six Lakh Eighty Seven Thousand Only)	Physical
Description of the Immovable Property: ITEM NO.1. All that piece and parcel of the property bearing Gramatana Khaneshumari No.42, Old Katha No.426, New Katha No.308, Situated at GANIGARA STREET, KADUGODI VILLAGE, Bidarahalli Hobli, Bengaluru East Taluk, Comes under the jurisdiction of Bruhath Bengaluru Mahanagara Palike (BBMP), Bengaluru, Measuring East to West: 34 Feet and North to South: 72 Feet, in all measuring 2448 Square Feet and bounded on the: East by: House belongs to Hayath Khan, West by: 4 feet Road and House belongs to Ameer Jhan, North by: Potter Puttamma's Property, South by : House belongs to Ekbal @ Ekbal Edrisimiya. ITEM NO. 2. All that piece and parcel of the property bearing Katha No.305, Old Katha No. 218/426, Khaneshumari No. 42, Katha Endorsement No.690/2 001-02, Situated at GANIGARA STREET, KADUGODI VILLAGE, Bidarahalli Hobli, Bengaluru East Taluk, Comes under the jurisdiction of Bruhath Bengaluru Mahanagara Palike (BBMP), Bengaluru, Measuring East to West: 34 Feet and North to South: 24 Feet, in all measuring 816 Square Feet and bounded on the: East by: House belongs to Hayath Khan, West by: House belongs to Yajaz Pasha, North by: House belongs to Akther Begum, South by: Road.						
3.	9613906	Mr. Raghavendra C Mrs. Indrani H P	Rs. 21,29,789/- (Rupees Twenty One Lakh Twenty Nine Thousand Seven Hundred Eighty Nine Only)	Rs. 36,40,000/- (Rupees Thirty Six Lakh Forty Thousand Only)	Rs. 3,64,000/- (Rupees Three Lakh Sixty Four Thousand Only)	Physical
Description of the Immovable Property: All that the piece and parcel of property bearing katha juger No.428/5, Site No.5 measuring East to West 30 feet and North to South 30 Feet totally measuring 900 Sq Feet, situated at ward No.9, HD Kote Road, Hunsur Town, Mysore District Bounded :- East - 15 feet Road, West:- HD Kote Road, North:- Site No.31 South:- Site No.33.						

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 Immovable 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 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:

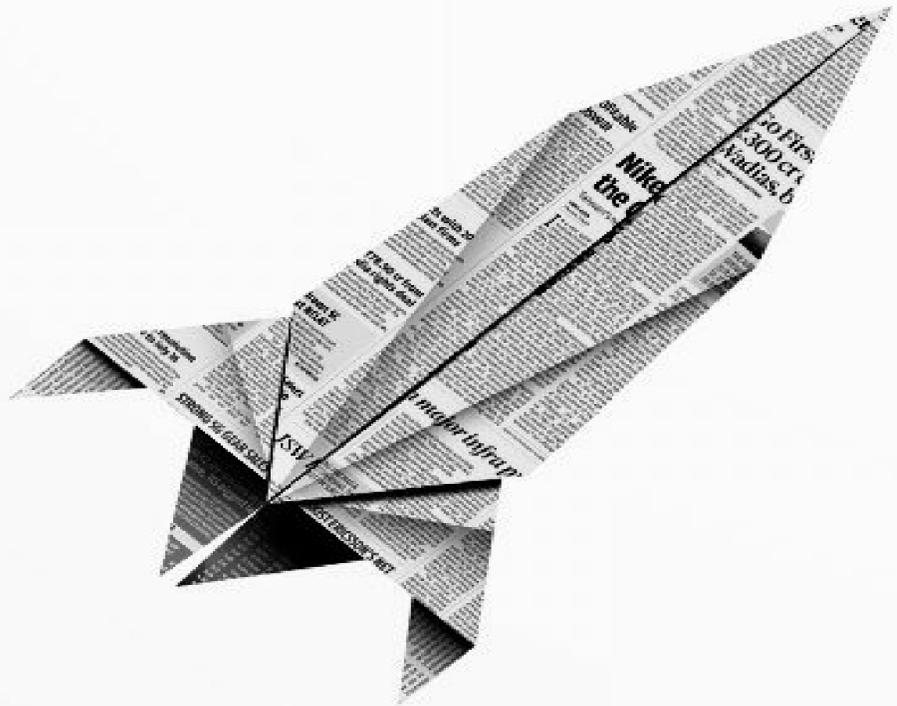
NOTE: The E-auction will take place through portal <https://bankauctions.in/> on 10-10-2024 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each

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 27-09-2024 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 areas 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 Karnataka & Goa, Mob. No.8142000809, srinivas@bankauctions.in & Telangana & AP Mob No. 8142000064, prakash@bankauctions.in & Odisha, West Bengal, Chhattisgarh, NE states Mob No. 814200030, pradhan@bankauctions.in & Tamil Nadu & Kerala Mob No. 8142000735, dinesh@bankauctions.in & Delhi, NCR, Punjab, Gujarat, Haryana & North states Mob No. 9515160064, prakash@bankauctions.in & Maharashtra, Gujarat & Madhya Pradesh Mob No. 8142000725, 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 - 999078669 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 <http://surl.ly/xouzx> 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: Bangalore Date- 24-09-2024 Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.

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