


Motilal Oswal Home Finance Limited

 Regd. Office: Motilal Oswal Tower, Rahimullah Sayani Road, Opp. Patel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291898988
 Website: www.motilaloswalhf.com Email: hfcquery@motilaloswal.com
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder:

Sr. No.	Loan Agreement No. / Name of the Borrower/ Co-Borrower/Guarantor	Date of Demand Notice & Outstanding	Date of possession Taken	Description of the Immovable Property
1	LXMOHYBH922-23063919 For Re 1639904 Malleesh Pankhera & Sunetha Pankhera	04-11-2023 For Re 1639904	18-09-2024	Plot No. 21, Sy No.31, Sai Krishna Nagar, Ramnathpur Bagayath Village, Under Ghmc, Uppal Circle, Medchal Malkajgiri District, Hyderabad, Telangana 500013

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 Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon.

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

Place : Telangana Date : 24.09.2024


TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013. Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, D. No:54-15-4C1, 5th Floor, Rk Galleria, Srinivasa Bank Colony, Service Road,Near Sweet Magic, Sbi Building, Vijayawada-520008

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, D.No:54-15-4C1, 5th Floor, Rk Galleria, Srinivasa Bank Colony, Service Road,Near Sweet Magic, Sbi Building, Vijayawada-520008.

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.	TCHHL083700100104413 & TCHIN083700100104971 & TCHHL083700100113489 & TCHIN083700100114299 & TCHIN083700100114299	Mr Tirumala Devanda Mrs Devanda Eswari	Rs. 11,65,165/- is due and payable by you under Agreement no. TCHIN0837000100104971, an amount of Rs. 34,93,740/- is due and payable by you under Agreement no. TCHHL0837000100113489, and an amount of Rs. 2,26,567/- is due and payable by you under Agreement no. TCHIN0837000100114299 and payable by you under Agreements totalling to Rs. 49,34,132/- & 20-01-2023	PLOT NO 25 & 26 -	Rs. 10,90,000/- (Rupees Ten Lakh Ninety Nine Thousand Only)	PLOT NO 25 & 26 - Physical
2.	TCHHL083300100107489 & TCHIN083300100108342	MR SHAIK MAHABOOB BASHA MRS SHAIK FARIDA	Rs. 19,306,077/- is due and payable by you under loan account No. TCHHL0833000100107489 and an amount of Rs. 93317/- is due and payable by you under loan account No. TCHIN0833000100108342 totaling to Rs. 23,2934/- & 12-08-2023	Rs. 19,00,000/- (Rupees Nineteen Lakh Only)	Rs. 1,90,000/- (Rupees One Lakh Ninety Nine Thousand Only)	Physical
3.	9791082	Mrs Shriram Neeraja Mr Venkata Ratnakar Siram	Rs. 1,15,26,949/- (Rupees One Crore Fifteen Lakh Twenty Six Thousand Nine Hundred Forty Nine Only) & 12-12-2022	Rs. 99,00,000/- (Rupees Ninety Nine Lakh Only)	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only)	Physical
4.	9251706	Viswanatha Venkata Ananta Rayulu Viswanatha Asha	Rs. 5,36,365/- (Rupees Five Lakh Thirty Six Thousand Three Hundred Sixty Five Only) & 16-10-2023	Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)	Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only)	Physical
5.	9556128	Mr Satyanarayana Saladi Venkata Lakshmi Saladi	Rs. 2,11,81,849/- (Rupees Two Crore Eleven Lakh Eighty One Thousand Eight Hundred Forty Nine Only) & 20-05-2023	Rs. 3,25,00,000/- (Rupees Thirty Two Crore Twenty Five Lakh Only)	Rs. 32,50,000/- (Rupees Thirty Two Lakh Fifty Thousand Only)	Symbolic

Description of the Immovable Property: Property No.1- All that the piece and parcel of Open Plot No.(25 and 26 part) lies in Survey Nos (99/A, 99/A99/IIU, 100/A, 101/B, 102/A, 143/A, 143/A, 143/A1, 143/A5 and 143/A5) in T.L.P.No.22/2016/HRO, C. No.56/2016/HRO/H1 and this plot located in 9th Block near Sai Baba Temple, admesuring total Plot Area: (180' X 55'-0") = 99.00 Square Feet, or 11.00 Square Yards, or 91.97 Square Meters, situated at Mortad Village and Mandal, District: Nizamabad, within the limits of Regn-Sub-Dist: Bheemgad, Regn-Dist: Nizamabad, Grama Sachivalayam: Mortad, M.P: Nizamabad, Z.P:Nizamabad.

Description of the Immovable Property: All that the piece and parcel of newly constructed house in Sy.No.258 in Ward No.8 of Dhone Village and Mandal, Dhone Municipality, Kurnool District, Dhone Sub-Registration standing on the name of Mrs Shaik Farida vide Registered Sale Deed No.180/2022 and bounded as follows:- Sy.No.258 Extent 70 Sq.Yds Measurements: East-West : 5 Yards, North-South : 14 Yards Boundaries:- East: Site of E.Mohan West: Site of Satyaru North: Site of M.Venkatalakshmannam South: Road.

Description of the Immovable Property: All that the piece and parcel of a site of an extent of 320.34 Sq.yards or 267.84 Sq.Mtrs of residential site together with structures therein with all rights of easement situate in R.S.No.20/1, bearing Plot No.105A, situate at Vidyadharapuram, Vijayawada Town, Vijayawada Municipal Corporation, Vijayawada District Registration, Krishna District standing on the name of Mrs Shriram Neeraja vide Registered Sale Deed No.11750/2016 and bounded as follows:- Bounded- East: Property of Yadanapudi Govardhana Rao in R.S.No.19 West: Road North:- Property in Plot No.104 South:- Property in Plot No.116

Description of the Immovable Property: All that the piece and parcel of a site of an extent of 200 Sq.Yds or 168 Sq.mtrs covered by S.No.500,501/1, 2, 3, 4, 5, 502/1, 385/2 & 384, 373, Plot No.82, Block No.9 situated in Sambhavi Nagar Layout, Phase-I of Lakkavarampukota Revenue Village, Lakkavarampukota Mandal, Vizianagaram District, standing on the name of Viswanatha Asha vide Registered Sale Deed No.968/2014 and bounded as follows:- Boundaries:- East: 40 feet wide road South: House site of Plot No.83 West: House site of Plot No.77 North: House site of Plot No.81. A site of an extent of 200 Sq.yds or 168 Sq.mtrs covered by S.Nos.500,501/1, 2, 3, 4, 502/1, 385/2 & 384, 373, Plot No.83, Block No.9 situated in Sambhavi Nagar Layout, Phase-I of Lakkavarampukota Revenue Village, Lakkavarampukota Mandal, Vizianagaram District, Boundaries:- East: 40 feet wide road South: House site of Plot No.84 West: House site of Plot No.75 North: House site of Plot No.82.

Description of the Immovable Property: All that the piece and parcel of site measuring 600 Sq.yds or 501.678 Sq.mtrs together with A.C.Sheets shed thereon bearing Door No.8-163/291, Property tax assessment No.1000027/1524, with Electricity Service Connection No.112213Aa 29/177, being part of Plot No.20 of the layout approved vide L.P.No.11/1948 of DTP dated 24-12-1948, covered by Block No.4, T.S.No.52/1B/1A of Waltair Ward, within the limits of Greater Visakhapatnam Municipal Corporation and Visakhapatnam Registration, Sub-District standing on the name of Sri Satyanarayana Bounded:- East: Road leading to Pedawaltair Village West:- Remaining site belonging to Chilla Veera Venkata Sita Ram Reddy and others North:- 50 feet wide road leading to Doctors colony South:- Karakachettu Road.

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 aforsaid, 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. Payment for 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/continue 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, Maitriyavani Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Karnataka & Goa, M/s. 8142000890, srinivas@bankauctions.in & Telangana & AP, M/s. 814200064, prakash@bankauctions.in & Odisha, West Bengal, Chhattisgarh, NE states M/s. 814200030, prakash@bankauctions.in & Tamil Nadu & Kerala M/s. 8142000735, dinesh@bankauctions.in & Delhi, NCR, Punjab, Gujarat, Haryana & North states M/s. 951516064, prakash@bankauctions.in & Maharashtra, Mumbai & Andhra Pradesh M/s. 8142000725, arjith@bankauctions.in and Email: info@bankauctions.in or Manish Bansal@tatacapital.com, Authorised Mobile No 8588938696. 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 <http://sru.li/lpnrj> 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: Andhra Pradesh & Telangana Sd/- Authorized Officer, Date: 24.09.2024 Tata Capital Housing Finance Ltd.

BAJAJ FINANCE LIMITED

Registered Office : Bajaj Finance Ltd, Off Pune-Ahmednagar Road, Viman Nagar, Pune - 411014

Branch Office : 1st Floor 4-2-24, Suneel Building, above A to Z Mega Emporium, Prakasham Road, Tuni - 533401 A.P.



FINSERV

PHYSICAL POSSESSION NOTICE

U/s 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules 2002 r/w Rule 8-1(1) of the Security Interest (Enforcement) Rules 2002. (Appendix-IV)

The undersigned being the Authorized Officer of Bajaj Finance Limited (BFL), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002 had issued a Demand Notice by registered post ("Notice") calling upon below mentioned Borrower(s)/Mortgagor(s)/ Guarantor(s) to repay the Total Amounts Due and outstanding together with further interest thereon within 60 days from the date of receipt of the Notice mentioned. The Borrower(s)/Mortgagor(s)/ Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s)/Mortgagor(s)/ Guarantor(s) in the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The Borrower's attention is invited to the provision of Section 13(8) of the said Act, in respect to the time available to redeem the secured assets. The Borrower(s)/Mortgagor(s)/ Guarantor(s) in the public in general are hereby cautioned not to deal with the said immovable properties and any dealings with the said properties will be subject to the charge of BFL for the amount mentioned herein below together with further interest thereon at the contractual rates, costs, charges etc. incurred or may accrue up to the date of payment/realisation.

Loan Account No./Name of the Borrower(s)/Mortgagor(s)/Guarantor(s) & Addresses	Description of the Property	Demand Notice & Amt. Possession Date

<