

PUBLIC NOTICE

Notice is hereby given to the public at large that the Principal Sale Agreement registered under Serial No. 187882 dated 21/06/1982 between M/s Gayatri Constructions (Developer) and Mr. Sanat Jivram Joshi (Purchaser) pertaining to residential premises bearing Flat No. 16, 6th Floor, Gayatri Krupa, N. S. Road, Mulund West, Mumbai-400080 has been lost/misplaced and is not traceable in spite of diligent search/efforts been made.

PUBLIC NOTICE

(Agricultural Land situated at Village Panshi, Taluka Khalapur, District - Raigad) Upon request from my Client I am investigating the title of the under mentioned property owned by the persons/particulars of whose given in below schedule with whom my client has entered into negotiation to purchase the below mentioned property.

THE MUMBAI DISTRICT CO-OP. HOUSING FEDERATION LTD

Office of the SPECIAL RECOVERY & SALES OFFICER 103, Vikas Premises, G. N. Vaidya Marg, Fort, Mumbai- 400001. Tel:- 022-22660068. DEMAND NOTICE Whereas the Special Recovery & Sales Officer Attached to Mumbai District Co-op. Housing Federation Ltd., Mumbai. In exercise of power under Section 156 of Maharashtra Co-op. Societies Act 1960, and Rule 107 of the Maharashtra Co-op. Societies Rule 1961. Issued a Demand Notice Ref. No.13774/R-87/2024 Dated - 29-08-2024. Calling upon the Defaulter Smt./Shri. Tarlochan Singh Minhas Flat No. 401, 4th Floor to pay the amount mentioned in the Demand Notice For Rs.28,37,197-00 (Rupees Twenty Eight Lakh Thirty Seven Thousand One Hundred Ninety-Seven Only) with 21% Interest there on within 15 days from the date of receipt of the said notice to Smt. / Shri. Tarlochan Singh Minhas Flat No. 401, 4th floor, Kairav, The Great Eastern Link Co-op.Hsg. Soc.Ltd. C.T.S.No.86,Village Goregaon, Ram Mandir Road, Goregaon-(West), Mumbai-400104. Recovery Certificate No.3859 Dated-31.12.2019 issued by Deputy Registrar Co-op.Societies "P" Ward Mumbai under the provision of section 154 B-29 of the M.C.S Act 1960.

JANA SMALL FINANCE BANK (A scheduled commercial bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/11, 11/2 & 12/2, Off Dornlar, Korumangla Inner Ring Road, Next to EGL Business Park, Challenghatta, Bangalore-560071. Regional Branch Office: Shop No.4 & 5,Ground Floor, Indiabulls Mint, Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West, 400610. DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002. Whereas you the below mentioned Borrower/s, Co-Borrowers, Guarantors and Mortgages have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as Non-Performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower/s/ Co-Borrower/s/ Guarantor/s/ Mortgages as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

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.

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 27-11-2024 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 PM on the said 27-11-2024. 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 26-11-2024 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.

Table with columns: Sr. No, Loan A/c. No and Branch, Name of Borrower(s) / Co-borrower(s)/ Legal Representative/ Guarantor(s), Amount as per Demand Notice, Reserve Price, Earnest Money, Type of Possession, and Description of the Immovable Property. Contains multiple rows of auction details.

(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 of the properties will take place through portal http://bankauctions.in/ on 27-11-2024 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 22-11-2024 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. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity and the defaulting purchaser shall lose all claims to the property. 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, Mitravn Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Karnataka & Goa, Mob. No. 814200809, srinivas@bankauctions.in & Telangana & AP, Mob No. 814200069, prakash@bankauctions.in & Odisha, West Bengal, Chhattisgarh, NE states Mob No. 814200030, pradhan@bankauctions.in & Tamil Nadu & Kerala Mob No. 814200075, dinesh@bankauctions.in & Delhi, NCR, Punjab, Gujarat, Haryana & North states Mob No. 9515160064, prakash@bankauctions.in & Maharashtra, Gujarat & Madhya Pradesh Mob No. 8142000725, Arjit@bankauctions.in & Email: info@bankauctions.in or Manish Bansal, Email id: Manish.Bansal@tatacapital.com Authorised Officer Mob No. 8568983696. Please send your query on Whats App Number - 9999078669. 13. TDs of 1% will be applicable and payable by the highest bidder under 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://www.tchfl.in 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: Mumbai Date: 11-11-2024 Sd/- Authorised Officer Tata Capital Housing Finance Ltd.