TATA

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:54-15-4C/1, 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 of 30 days 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 mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) 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 17-01-2025 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 17-01-2025. 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 16-01-2025 till 5.00 PM** at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED, D. No:54-15-4C/1, 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	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	O/s as on
1.	9412052	Mr. ALUGULA RAJU Mrs. BATHULA ASHALATHA	Rs.40,51,004/- 17.02.2016	Rs. 50,00,000/- (Rupees Fifty Lakh Only)	Rs. 5,00,000/- (Rupees Five Lakh Only)	Physical	Rs.1,48,41,022/- (Rupees One Crore Forty Eight Lakh Forty One Thousand Twenty Two Only) as on 06-12-2024

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the Residential House bearing H.No.32-69 on Plot No.15 on Survey No. 163/1, Northern Part admeasuring 240 Sq.Yds out of total site admeasuring 296 Sq. Yds with built up area of 900 Sq.Ft RCC, situated at Sainik Nagar, Ramakrishna Puram, Malkajgiri Circle, Ranga Reddy District being **bounded by: North:** Plot No. 1& 2, **South:** Remaining part of Schedule Property, **East:** Plot No.16,**West:** 30' Wide Road.
Note ; - Writ Petition filed by the Borrower against TCHFL (WP/4481/2021) is pending before Telangana High Court, No stay order is passed against TCHFL in the said case
Note :- The bidders are advised to conduct due diligence before submitting the bid.

2.	10456846	Mr. KOLLA RAMESH (Borrower) and Mrs. BANDHAVI KOLLA (Co- Borrower)	Rs.61,72,178/- & 25.07.2019	Rs. 30,00,000/- (Rupees Thirty Lakh Only)	Rs. 3,00,000/- (Rupees Three Lakh Only)	Physical	Rs.1,34,16,203/- (Rupees One Crore Thirty Four Lakh Sixteen Thousand Two Hundred Three Only) as on 06-12-2024.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Property Situated At West Godavari District, Eluru Registry, Eluru Municipal Corporation Limits, Eluru Town, Tangellamudi Area, Yetigattu Road, N.P. Ward, T.S. No. 687,688. Latere As Per The Sub Division, T.S. No. 687/1 Part, (Second Part From South) An Extent of Ac. 0-79 Cents Divided Into Plots And Roads in Which An Extent of 399.33 Sq. Yards Or 333.89 Sq. Meters. Vacant Site. **Bounded as follows:- North :** Site belongs to Reddy Durga Prasad, **South :** Remaining site belongs to Vendor, **East :** Site belongs to Mohammad Showkath Pasha, **West :** 18Ft joint passage road.

3.	TCHHL04530001000 67292 & TCHIN0453000100077 06	MR AEDULAPALLY SHIVA KUMAR MRS AEDULAPALLY MAMATHA	Rs. 15,16,452/- is due and payable by you under **Agreement no. TCHHL0453000100067292** and an amount of **Rs. 39,452/-** is due and payable by you under **Agreement no. TCHIN0453000100077706** and **Totalling to Rs. 15,55,904/-** ---- 10-05-2024	Rs. 27,25,000/- (Rupees Twenty Seven Lakh Twenty Five Thousand Only)	Rs. 2,72,500 /- (Rupees Two Lakh Seventy Two Thousand Five Hundred Only)	Physical	Rs.50,664/- is due and payable by you **under Agreement no. TCHIN0453000100077706** and an amount of **Rs.16,52,367/-** is due and payable by you **under Agreement no. TCHHL0453000100067292 Totalling to Rs.17,03,031/-** as on 06-12-2024

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the piece and parcel of open plot No.210 admeasuring 202 Sq.yds equivalent to 168.90 Sq.Mtrs, in the layout known as "Peram's Aditya Aishwarya" which is formed in the total land to an extent of Ac.33.23 Gts in Sy.Nos.52 part, 53,54 part, 55 part, 56 part and 57 part situated at Gadimalkapur Village, Kondapur Mandal, Sanagareddy District, Telangana state by obtaining DTCP Layout approval vide TLP.No.25/2020/H, Dt.04-02-2020 with all rights appurtenances whatsoever hereunder of underneath or above the surface standing on the name of Mr Aedulapally Shiva Kumar vide Registered Sale Deed No.1585/2021 **Bounded :- East : -** 40 feet wide road, **West :-** Plot No.225, **North :-** Plot No.209, **South :-** Plot No.211.

4.	TCHIN0831000100182310 & TCHHL0831000100181293 & TCHHL0831000100181276 & TCHIN0831000100186280	MR G RAVINDRA REDDY MRS GURRAMPATI RADHA DRUVITHA SAI ENTERPRISES PRIVATE LIMITED	Rs. 1,97,965/- is due and payable by you **under Agreement no. TCHIN0831000100182310.** and an amount of **Rs. 36,80,628/-** is due and payable by you **under Agreement no. TCHHL0831000100181293** and an amount of **Rs. 36,80,232/-** is due and payable by you **under Agreement no. TCHHL083100 0100181276** and an amount of **Rs. 1,94,714/-** is due and payable by you **under Agreement no. TCHIN0831000100186280 Totalling to Rs. 77,53,539/-** ---------- 05-01-2024	Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only)	Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)	Physical	Rs.2,56,419/- is due and payable by you **under Agreement no. TCHIN0831000100182310** and an amount of **Rs.40,90,983/-** is due and payable by you **under Agreement no. TCHHL0831000100181293** and an amount of **Rs.41,34,292/-** (is due and payable by you **under Agreement no. TCHHL0831000100181276** and an amount of **Rs.2,32,925/-** is due and payable by you **under Agreement no. TCHIN0831000100186280 Totalling to Rs.87,14,619/-** as on 06-12-2024

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the piece and parcel of the proposed construction of Residential complex on Pot bearing No.42 and house bearing No.3-4-33 in SY.No.215 admeasuring 566 Sq.Yards or 473.17 Sq.Meters situated at Astabal, Opp FRS, Sangareddy town and Municipality, Sangareddy District, Telangana standing on the name of Mr Gurrampati Ravindra Reddy vide Registered Sale Deed No.2966/2023 and **bounded as follows:- North :** Plot No.41, **South :** ZP Quarters, **East :** Land of Jubilee Club, **West :** 30 ft wide road
SCHEDULE OF IMMOVABLE PROPERTY-B : All that the semi finished Flat No.502, (in Fifth Floor), of "SHINY JEWEL" house bearing No.3-4-33 on Plot No.42, in Survey No.215, along with its built up area of 1000 Sq.ft (including common area and car parking area), along with its undivided share of land 28 Sq.Yards (out of 566 Sq.yards) situated at Astabal, Opp FRS, Sangareddy Municipality, Sangareddy District, Telangana State and **bounded by North :** Open to Sky, **South :** Flat No.501, **East :** 6.6ft Corridor, **West :** Open to Sky.

5.	TCHHL0453000100086583	MR DURGA PRASAD REDDI	Rs. 39,67,542/- (Rupees Thirty Nine Lakh Sixty Seven Thousand Five Hundred Forty Two Only) ------ 09-06-2023	Rs. 20,00,000/- (Rupees Twenty Lakh Only)	Rs. 2,00,000/- (Rupees Two Lakh Only)	Physical	Rs.48,88,586/- (Rupees Forty Eight Lakh Eighty Eight Thousand Five Hundred Eighty Six Only) as on 06-12-2024.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the piece and parcel of property situated at West Godavari District, Eluru registry, Eluru Municipal Corporation Limits, Eluru Town, Tangellamudi area, Yetigattu Road, N.P.Ward, T.S.No.687,688, latere as per the sub division, T.S.No.687/1, part an extent of Ac.0-79 cents divided into plots and roads in which an extent of 200 Sq.yds out of 524.4.0 Sq.yards or 167.626 Sq.meters with Door No.16A-14-1/1 of vacant site standing on the name of Mr Reddi Durgaprasad vide Registered Sale Deed No.8241/2018 **Bounded By :- East :-** Site belongs to Mohammad Showkath Pasha ft 30-6, **West :-** 18' feet joint passage Road, ft 30-6, **North :-** Site belongs to Mohammad Yousuf, ft.59-0, **South :** Remaining site belongs to vendor in this number Ft.59.0.

6.	9815448	Mr. ADIMULAM LAKSHMINATH (Borrower) & Mrs. SARITHAMADHURI ADIMULAM (Co borrower)	Rs.12,59,624/- & 18.08.2021	Rs. 7,00,000/- (Rupees Seven Lakh Only)	Rs. 70,000 /- (Rupees Seventy Thousand Only)	Physical	Rs.21,95,263/- (Rupees Twenty One Lakh Ninety Five Thousand Two Hundred Sixty Three Only) as on 06-12-2024.

DESCRIPTION OF THE IMMOVABLE PROPERTY: East Godavari District, Peddapuram Sub registry, Rangampet Mandal, Vadisaleru Gramapanchayath, Vadisaleru Revenue Village Zeroity R.S. No's. 174/4, 180/9B, 768/2, 770/2, 771, 772, 773/1, 773/2, 774, 775/1A, 775/2, 776/2A, 776/4A total extent of AC.15-85 Cents of land divided into the housing plots by way of obtaining the permission from the Director of Town and Country Planning AP Govt, T LP No. 57/2015/R, which is approved plan layout one of Such Plot No.140 total admeasuring 329.99 Sq.Yds in that Northern Part 226.66 Sq.Yds or 189.51 Sq.Mts being **bounded by. East :** Layout Plan Plot No.143 - 34-0" Ft, **South:** Layout Plan Plot No.141- 60-0" Ft, **West :** Layout Plan 33-0 Feet Road - 34-0"Ft, **North:** Layout Plan Plot No.139 - 60-0" Ft.
Within these boundaries an extent of 226.66 Sq.Yds(189.51Sq.Mts) site along with all easement rights etc.,

7.	10118568	Mrs Latha Kakarla,W/o. Venkata Surya Satish Mr Venkata Surya Satish Kakarla, S/o Mr Siva Prasad	Rs. 10,86,135/- (Rupees Ten Lakh Eighty Six Thousand One Hundred Thirty Five Only) ---------- 13-02-2024	Rs. 8,00,000/- (Rupees Eight Lakh Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)	Physical	Rs.12,35,945/- (Rupees Twelve Lakh Thirty Five Thousand Nine Hundred Forty Five Only) as on 06-12-2024

Description of the Immovable Property: All that the piece and parcel of the site situated at E.G.District, Peddapuram SRO, Rangampeta Mandal and Vadisaleru Gram Panchayat dry land in

Si.No.	Village	RS.No	Sub Division RS	Extent
1	Vadisleru	174/4		Ac 1-70 Cents
2	-do-	180/9	180/9B	Ac 0-47 Cents
3	-d0-	768	768/2	Ac 0-70 Cents
4	-do-	770	770/2	Ac 0-15 cents
5	-do-	771		Ac 1-87 cents
6	-do-	772		Ac 1-65 cents
7	-do-	773	773/1	Ac 0-89 cents
8	-do-	773	773/2	Ac 0-75 cents
9	-do-	774		Ac 1-01 cents
10	-do-	775	775/1A	Ac 0-09 cents
11	-do-	775	775/2	Ac 1-22 cents
12	-do-	776/2	776/2A	Ac 3-83 cents
13	-do-	776/4	776/4A	Ac 1-52 cents
			Total Extent	**Ac 15-85 cents**

The above total land of Ac 15-85 cents divided into house plot as per approved layout Plan No.TLP No.57/2015/R by DTCP Hyderabad in Which the following plots boundaries and extent layout Plot No.09 site in an area of 240 Sq.yards boundaries and extent details as follows:-

East	Layout Plan Plot No.20 site	36'-00"
South	Layout Plan Plot No.08 site	60'-00"
West	40 feet width lay out plan road	36'-00"
North	Layout Plan Plot No.10 site	60'-00"

Within above boundaries in an area of 240 Sq.yards = 200-664 Sq.meters together with all easement rights etc.,

8.	9793067	MR POTHUREDDY M MR BULLEMMA MUNNANGI	Rs. 98,61,026/- (Rupees Ninety Eight Lakh Sixty One Thousand Twenty Six Only) ---------- 12-12-2022	Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh Only)	Rs. 11,00,000/- (Rupees Eleven Lakh Only)	Physical	Rs.1,24,86,130/- (Rupees One Crore Twenty Four Lakh Eighty Six Thousand One Hundred Thirty Only) as on 06-12-2024

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that piece and parcel of the **1ST ITEM :** All that the piece and parcel of an extent of 350 Sq.Yards or 292-63 Sq.Mtrs of site, Plot No.6, Demarcation No.14/A, 14/B, situated at Ankireddypalem Village, Guntur Municipality, Nallapadu Sub Registry, Guntur District being **bounded by:- Boundaries:- East:** 28 ft wide road 52-6 ft **South:** Plot No.7 site of Kannedara Subba Rao 60 ft **West:** Gade Ankireddy sold by others 52-6 ft **North:** Property of Siva Reddy 60ft.
2ND ITEM:- All that the piece and parcel of an extent of 183-34 Sq.yards or 153-29 Sq.Mtrs of site, Plot No.2, Demarcation No.14/A, 14/B, situated at Ankireddypalem Village, Guntur Municipality, Nallapadu Sub Registry, Guntur District being **bounded by:- Boundaries:- East:** Property of Mettu Chinna Mallareddy 30 ft **South:** Plot No.3 site of Munnangi Pothi Reddy 55 ft **West:** 28 ft wide road 30 ft **North:** Plot No.2 site of Yaram Siva Reddy 55 ft. **3RD ITEM:-** All that the piece and parcel of extent of 220 Sq.yards or 183-94 Sq.Mtrs site, Plot No.3, Demarcation No.14/A, 14/B, situated at Ankireddypalem Village, Guntur Municipality, Nallapadu Sub Registry, Guntur District being bounded by:- **Boundaries:- East:** Property of Mettu Chinna Mallareddy 36 ft, **South:** Plot No.4 site of Perumalla Rambabu 55 ft, **West:** 28 ft wide road 36 ft, **North:** Plot No.2 site of Munnangi Bullemma 55 ft. **4TH ITEM:-** All that the piece and parcel of extent of 222 Sq.yards or 185-61 Sq.Mtrs site, Plot No.5, Demarcation No.14/A, 14/B, situated at Ankireddypalem Village, Guntur Municipality, Nallapadu Sub Registry, Guntur District being bounded by:- **Boundaries:- East:** Property of Mettu Chinna Mallareddy 36 ft, **South:** Plot No.5A site and Kundula Road 55-6 ft **West:** 28 ft wide road 36 ft **North:** Plot No.4 site of Perumalla Rambabu 55-6 ft.
5TH ITEM:- All that the piece and parcel of extent of 240 Sq.yards or 200-66 Sq.Mtrs site, Plot No.8, Demarcation No.14/A, 14/B, situated at Ankireddypalem Village, Guntur Municipality, Nallapadu Sub Registry, Guntur District being **bounded by:- Boundaries:- East:** 28 ft wide road 36 ft, **South:** Plot No.9 site of D.Vara Prasad 60 ft, **West:** Gade Ankireddy Sold by others 36 ft **North:** Plot No.7 site of K.Subba Rao 60 ft.

9.	10189710	MR. BALINA ESWARARAO MRS. BALINA RANIGANGARATHNAM	Rs. 25,16,437/- (Rupees Twenty Five Lakh Sixteen Thousand Four Hundred Thirty Seven Only) --------- 22-09-2021	Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)	Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only)	Physical	Rs.39,61,963/- (Rupees Thirty Nine Lakh Sixty One Thousand Nine Hundred Sixty Three Only) as on 06-12-2024

DESCRIPTION OF THE IMMOVABLE PROPERTY: An extent of 126.4 Sq.Yds or 105.77 Sq.Mtrs of residential site together with Building therein and with all right of easements, fixtures, fittings and amenities annexed to it situated in TS No.1152, 1153, 1155, Assessment No.1075009059, Ward No.35, Division No.18, Door No. 3C-14-1, Gajulavari Veedhi, West Street, Eluru Municipal Corporation, Eluru Sub-Registry, West-Godavari District being **bounded by: East :** Land belongs to K.Lakshmi Narayana - 30-0 Ft, **South :** Street Site - 50-6 Ft, **West :** Municipal Road - 13-6 Ft, **Noth :** Way for successors of T. Raghuvaraiah - 53-0 Ft.

10	10556840	MR BANDI SRINIVAS MRS BANDI SAI LAKSHMI	Rs. 9,41,379/- (Rupees Nine Lakh Forty One Thousand Three Hundred Seventy Nine Only) ---------- 12-12-2022	Rs. 6,00,000/- (Rupees Six Lakh Only)	Rs. 60,000/- (Rupees Sixty Thousand Only)	Physical	Rs.12,98,134/- (Rupees Twelve Lakh Ninety Eight Thousand One Hundred Thirty Four Only) as on 06-12-2024.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the piece and parcel of an extent of 150 Sq.yards in Nandigama SRO, Chandarlapadu Mandal, Muppala Gram Panchayat area, Muppalla Village, RC.No.225/4, 225/5, APCRDA L.P.No.28/2016, Plot No.27 standing on the name of Mr Bandi Srininvas Vide Registered Sale Deed No.1991/2019 and **bounded as follows:- East :** 40-00 ft Wide Road 30-0 ft, **South :** Boundary of Plot No.26 45-0 ft, **West :** Land of other 30-0 ft, **North :** Boundary of Plot No.28 45-0 ft In between these boundaries an extent of 150-0 Sq.Yards or 125-419 Sq.Mtrs of open land with all easement rights.

11	TCHHL08030001000 84395	MR MODENTI DURGA PRASAD MRS MONDETI RUPAVATHI	Rs. 29,16,115/- (Rupees Twenty Nine Lakh Sixteen Thousand One Hundred Fifteen Only) -------- 15-11-2022	Rs. 20,00,000/- (Rupees Twenty Lakh Only)	Rs. 2,00,000/- (Rupees Two Lakh Only)	Physical	Rs.40,54,273/- (Rupees Forty Lakh Fifty Four Thousand Two Hundred Seventy Three Only) as on 06-12-2024.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the piece and parcel of Eastern side Flat No.SF-2 in Second Floor "Lakshmi Srinivasa Towers" with built up area of 800.0 sq.ft together with an joint extent of 36.0 Sq.yds, out of total extent of 206.0 Sq.yds., in R.S.No.99/4 and 99/5A, R.L.P.No.361/2010/VJA, Plot No.61, nearest Door No.1-9 situated at Ambapuram Village, Ambapuram Gram Panchayat Area, Vijayawada Rural Mandal, Nunna Sub Registry, Krishna District, Andhra Pradesh standing on the name of Mr Mondeti Durga Prasad vide Registered Sale Deed No.2029/2017 and bounded as follows:- **Land Boundaries:- East:** Property sold by D.Raja Gopala Raju etc., to others 34.0 ft. **South:** Plot No.60 of P.Vara Prasadamma 54.6 ft **West:** 33.0 ft wide Road 34.0 ft **North**: Plot No.62 of P.Narendra Babu 54.6 ft **Flat Boundaries:- East:** Open to Sky **South:** Open to Sky **West:** Common Corridor and Stair Case **North**: Open to Sky.

12	10229198	MR. KOLAGANI YEDUKONDALU (BORROWER) MRS. KOLAGANI VEERARAGAMMA (CO BORROWER)	Rs.12,70,441/- & 16.11.2021	Rs. 5,45,000/- (Rupees Five Lakh Forty Five Thousand Only)	Rs. 54,500/- (Rupees Fifty Four Thousand Five Hundred Only)	Physical	Rs.19,16,558/- (Rupees Nineteen Lakh Sixteen Thousand Five Hundred Fifty Eight Only) as on 06-12-2024.

DESCRIPTION OF THE IMMOVABLE PROPERTY: Krishna District, Jaggaiahpet Sub- Registrar, Subbai Gudem Grama Panchayat and Village situated in R. S. No. 35/2A1A, 35/2A1B, 35/2C1, layout was approved by APCRDA Vijayawada vide L.P.No.53/2016, layout plan Plot No. 207 admeasuring 248.75 Sq.Yds, being **bounded by East :** Plot No. 208, **South :** Plot No. 206, **West :** 40-0 Ft Wide Road, **North :** Others Property.
Within the said boundaries an extent of 248.75 Sq.Yds or 207.97 Sq.Mts, of vacant site along with easements and rights annexed to it.

13	10124413	MR S KOTESWARA RAO MRS S PUSHPALATHA,	Rs. 20,72,293/- (Rupees Twenty Lakh Seventy Two Thousand Two Hundred Ninety Three Only) ----------12-10-2022	Rs. 17,00,000/- (Rupees Seventeen Lakh Only)	Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only)	Physical	Rs.29,63,130/- (Rupees Twenty Nine Lakh Sixty Three Thousand One Hundred Thirty Only) as on 06-12-2024

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the piece and parcel of an extent of 516 Sq.yds of Ac 2.00 cents in R.S.Nos.327/1B, 2,3, 328/1(P), 2A1, 2A2, 2B and 330/2A(P) & 327/2 Plot No.115 as per approved D.T.C.P.Layout No.3217/138/2015/R3 under Reference R.C.No.Cfg5-10/2013 dated 02.04.2015 TLP No.141/2015/R in situated in Bhimavaram Village and Gram Panchaayt, Vatsavayi Mandal within the limits of SRO Jaggaiahpet of Krishna District standing on the name of Mr Sankabattula Koteswara Rao vide Registered Sale Deed No.12939/2017 **Bounded by :- East : -** 33-0 ft Wide Road 99-0 ft, **West :-** Property in Plot Nos.138,137,136 99-0 ft, **North :-** Property in Plot No.128 47-0 ft, **South :-** Property in Plot No.124 47-0 ft.

14	10421835	MR VARADA KOTESWARA RAO MRS VARADA LOKA KALYANI	Rs. 9,83,782/- (Rupees Nine Lakh Eighty Three Thousand Seven Hundred Eighty Two Only) ---------- 15-11-2022	Rs. 6,85,000/- (Rupees Six Lakh Eighty Five Thousand Only)	Rs. 68,500/- (Rupees Sixty Eight Thousand Five Hundred Only)	Physical	Rs.13,55,239/- (Rupees Thirteen Lakh Fifty Five Thousand Two Hundred Thirty Nine Only) as on 06-12-2024

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the piece and parcel of an extent of Ac 11.50 cents of site in Survey No.56 "Siddardha Township" L.P.No.49/2016/VJA, Plot No.31 in Ravikampadu Sivaru, Sher Md Pet, Jaggaiahpet Mandal, SRO Jaggaiahpet, Krishna District standing on the name of Mr Varada Koteswara Rao vide Registered Sale Deed No.5689/2018 and **bounded as follows:- Boundaries:- East :** 40 ft wide Road - 36 ft, **South :** Land in Plot No.30 - 50 ft, **West :** Land in Plot No.55 - 36 ft, **North :** Land in Plot No.32 - 50 ft Within these boundaries an extent of 200 Sq.Yards Open Plot.

15	9870408	VENKATESWARA RAO MONDRU MONDRU SUNITHA,	Rs. 13,39,605/- (Rupees Thirteen Lakh Thirty Nine Thousand Six Hundred Five Only) ------ 05-02-2024	Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)	Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only)	Physical	Rs.15,12,940/- (Rupees Fifteen Lakh Twelve Thousand Nine Hundred Forty Only) as on 06-12-2024.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the piece and parcel of site in an extent of Sq.145.2 yards in R.S.No.193/2, situated at Nagavarappadu Village, Gudiwada Municipal Area and Gudiwada Mandal, Gudiwada Sub-Registry, Krishna District standing on the name of Mrs Mondru Sunitha vide Registered Sale Deed No.896/2017 and **bounded as follows:- East :** Site belongs to Ganta Nirmala Kumari Sft 42.6, **South :** House & Site belongs to Arikipati Yesumma Sft 29.6, **West :** Municipal Road Sft 45.0 **North :** Site belongs to Malireddy Vijaya Rami Reddy & Naidu Sft 30.0 Within the boundaries an extent of Sq.145.2 Yards vacant site Sq. 121.40 Mts.

16	9687094 & 9961385	MR. ATTIPALTA RAMU MRS. ATTIPALTA VEERAMMA	Rs. 36,30,496/- is due and payable by you under **Agreement no. 9961385** and an amount of **Rs. 57,33,150/-** is due and payable by you **under Agreement no. 9687094 Totalling to Rs. 93,63,646/-** ------ 02-06-2021	Rs. 75,00,000/- (Rupees Seventy Five Lakh Only)	Rs. 7,50,000 /- (Rupees Seven Lakh Fifty Thousand Only)	Physical	Rs.90,68,225/- is due and payable by you **under Agreement no. 9687094** and an amount of **Rs.67,33,350/-** is due and payable by you under **Agreement no. 9961385 Totalling to Rs.1,58,01,575/-** as on 06-12-2024

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that piece and parcel of the Guntur District, Tadikonda Sub -District, Thulluru Revenue Mandal, Pedaparimi Grampanchayat Area, Pedaparimi Village, D. No. 372/A, Block No.6, Door No. 56/2, an extent of 226 Sq.Yards or 188.95 Sq.Mts of House site and RCC Roof Residential Ground, First and Second Floor Building therein **bounded by East :** Galli Bazaar - 33.3 Ft, **South:** Eaves water site of Shaik Chinna Bude etc. - 58.6 Ft, **West :** Property of Thadikonda Swamy – 14.6 Ft, **Again North :** Property of Thadikonda Swamy – 1 Ft **Again West :** Wall of Paladugu Ramalingaiah – 14.6 Ft **North :** Wall of Pathan Khaleel Khan Pathan Usman Doula Khan - 72.9 Ft.

17	TCHHL0831000100181293, TCHHL0831000100181276, TCHIN0831000100186280 & TCHIN0831000100182310	MR G RAVINDRA REDDY MRS GURRAMPATI RADHA DRUVITHA SAI ENTERPRISES PRIVATE LIMITED,	Rs. 35,01,855/- is due and payable by you under **Agreement no. TCHHL0831000100181293** and an amount of **Rs. 35,01,813/-** is due and payable by you **under Agreement no. TCHHL0831000100181276** and an amount of **Rs. 1,89,759/-** is due and payable by you **under Agreements no. TCHIN0831000100182310** and an amount of **Rs. 1,86,803/-** is due and payable by you **under Agreements no TCHIN0831000100186280 Totalling to Rs. 73,80,230/-** Only) ---------- 19-07-2023	Rs. 25,50,000/- (Rupees Twenty Five Lakh Fifty Thousand Only)	Rs. 2,55,000/- (Rupees Two Lakh Fifty Five Thousand Only)	Physical	Rs.2,56,419/- is due and payable by you under **Agreement no. TCHIN0831000100182310** and an amount of **Rs.40,90,983/-** is due and payable by you **under Agreement no. TCHHL0831000100181293** and an amount of **Rs.41,34,292/-** is due and payable by you **under Agreement no. TCHHL0831000100181276** and an amount of **Rs.2,32,925/-** is due and payable by you under **Agreement no. TCHIN0831000100186280 Totalling to Rs. Rs.87,14,619/-** as on 06-12-2024

DESCRIPTION OF THE IMMOVABLE PROPERTY: SCHEDULE OF IMMOVABLE PROPERTY-A : All that the piece and parcel of the proposed construction of Residential complex on Pot bearing No.42 and house bearing No.3-4-33 in SY.No.215 admeasuring 566 Sq.Yards or 473.17 Sq.Meters situated at Astabal, Opp FRS, Sangareddy town and Municipality, Sangareddy District, Telangana standing on the name of Mr Gurrampati Ravindra Reddy vide Registered Sale Deed No.2964/2023 and **bounded as follows:- Boundaries:- North :** Plot No.41, **South :** ZP Quarters, **East :** Land of Jubilee Club, **West :** 30 ft wide road
SCHEDULE OF IMMOVABLE PROPERTY-B : All that the semi finished Flat No.501, (in Fifth Floor), of "SHINY JEWEL" house bearing No.3-4-33 on Plot No.42, in Survey No.215, along with its built up area of 1000 Sq.ft (including common area and car parking area), along with its undivided share of land 28 Sq.Yards (out of 566 Sq.yards) situated at Astabal, Opp FRS, Sangareddy Municipality, Sangareddy District, Telangana State and **bounded by Boundaries:- North :** Flat No.502, **South :** Open to Sky, **East :** 6.6ft Corridor, **West :** Open to Sky.

At the Auction, the public generally is invited to submit their bid(s) personally. 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 17-01-2025 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 09-01-2025 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 arears 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 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 **http://surl.li/oapyuj** 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 and TELANGANA
Date: 14-12-2024

Sd/- Authorized Officer,
Tata Capital Housing Finance Ltd.