



LCRD PUNE DIVISION,
Ground Floor, JVA Mall, Shop No.3, Plot No. B, Wing D,
Village Hingane Bk. Karve Nagar, Pune, Maharashtra, 411052.
Phone No: +91-8669731676, Email: pncrd@federalbank.co.in
Website: www.federalbank.co.in

POSSESSION NOTICE

Whereas, The Federal Bank Ltd. being the secured creditor through its authorized officer under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a demand notice as contemplated under Sec.13(2) of the said Act calling upon the borrowers mentioned in the Schedule below to repay the following amount mentioned in the notice, till payment and costs incurred within 60 days from the date of the said notice.

The borrowers having failed to repay the entire outstanding amount, notice is hereby given to the borrowers and the public in general that the undersigned being the authorized officer of the Federal Bank Ltd. has taken possession of the properties on 04/01/2025, 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 provisions of section 13(8) of the Act, in respect of time available, to redeem the secured assets (security properties).

The borrowers in particular and public in general are hereby cautioned not to deal with the properties as mentioned in the Schedule below, and any dealings with the property will be subjected to the charge of the Federal Bank Ltd. For following amount, together with further interest and other charges, till payment plus costs incurred.

S.No.	Date of Demand Notice	Amount in 13(2) Demand Notice	Balance Outstanding
1.	Name of Borrowers:		
	1. Shri/Smt. Kishore Sujitkumar Patra, S/o Sujitkumar Ghosto Patra, 562, Sadashiv Peth, Chitra Shala Building, Laxmi Road, Pune, Maharashtra - 411030,		
	2. Shri/Smt. Aparna Kishore Patra, W/o Kishore Sujitkumar Patra, 562, Sadashiv Peth, Chitra Shala Building, Laxmi Road, Pune, Maharashtra - 411030.		
28.06.2024	Rs. 7,12,522/- due from you jointly and severally as on 18.06.2024 Housing Loan A/c with No. 15007300001011 with further interest @ 14.25% respectively to the loan account till the date of payment and costs incurred from 18.06.2024	Rs. 7,64,968/- due as on 18.12.2024 Housing Loan A/c with No. 15007300001011, together with further interest thereon till payment plus costs incurred.	
Description of property charged to Federal Bank Ltd.: All the piece and parcel of the Flat bearing No.01(PCMC Property No.46/15978), admeasuring 53.53 Sq.Mtrs. (i.e. 576 Sq.Fts.), on Ground Floor, in the building constructed on the land bearing Survey No. 56/1/10, area admeasuring 00 H. 1 R. i.e. 1000 Sq.Mtrs. (as per Gunthawari Certificate dated 07.10.2004 bearing No. 5152, admeasuring 90.96 Sq. Mtrs.) situated at village Pimpri Gurav, Taluka - Haveli, District - Pune, within the limits of registration District Pune, within jurisdiction of Sub Register Haveli No. V and XVII and also within the limits of Pimpri Chinchwad Municipal corporation and bounded on or towards the East: by Property owned by Patil, on or towards the South: by Sabera Complex, on or towards the West: by Sabera Complex, on or towards the North: 6ft Common Road.			
Name of Borrowers: 1. Mr. Bechu Asto Mal, R/o. - F-3, 1st Wing, Ram Madhav Apartment, CTS No. 166, Shaniwarpath, Pune - 411038, // Flat No. 6, 1st Floor, Manasi Apartment, Sy. No. 42/2/1, Near Krishna Bazar, Pimple Gurav, Pimpri Chinchwad, Pune - 411061 and 2. Mrs. Mithu Bechal Mal, R/o. - F-3, 1st Wing, Ram Madhav Apartment, CTS No. 166, Shaniwarpath, Pune - 411038, // Flat No. 6, 1st Floor, Manasi Apartment, Sy. No. 42/2/1, Near Krishna Bazar, Pimple Gurav, Pimpri Chinchwad, Pune - 411061.			
20.08.2024	Rs. 11,12,395/- due from you jointly and severally as on 20.08.2024 in Housing Loan A/c No.15007300001219 with further interest 13.50% respectively to the loan account till the date of payment and costs incurred from 20.08.2024	Rs. 11,63,446/- due as on 08.12.2024 in Housing Loan A/c with No.15007300001219, together with further interest thereon till payment plus costs incurred.	
Description of property charged to Federal Bank Ltd.: All the piece and parcel of Residential flat bearing No. 6 on First floor admeasuring about 645 Sq.Ft. in the building known as 'MANASI APARTMENT' in the building standing and situate at S. No. 48/2/1 at post 'Pimple Gurav' near Krishna Bazar, within the limits of Pimpri Chinchwad Municipal Corporation Tal. Haveli, Dist. Pune, and for the purpose of registration within the limits of Sub-register Haveli Pune and the flat along with together with fittings, furniture, MSEB meter, water connection, common parking, staircase, terrace and amenities etc., and together with enjoyment of all the common areas and facilities provided in the building.			
Dimension of the Flat - East: By 10' open space; West: By Flat No. 3; South: By Flat No. 5; North: By 10 open space.			
The property is bonded by and as follows: East: By remaining property of S. No. 48/2; North: By remaining property of S. No. 48/2; South: By property of Mr. Bangar; West: By D/P Road.			

Date: 04/01/2025
Place: PUNE.

For The Federal Bank Ltd.
Sd/-
(Authorized Officer under SARFAESI Act.)

PUBLIC NOTICE

As per the instructions given by my client, it is hereby notified for the information of the Public at large that Mr. Hussain Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa and Mrs. Sufoya Suleman Balwa And All of them having address as - RAHEJA HILL BUNGLOW OWNERS SERVICE CO-OPERATIVE SOCIETY LIMITED, Bunglow No. 22 & 23, Tungarli, Lonavala Taluka Maval District Pune 410401. (hereinafter referred to as the 'Owners') have finalized and negotiated terms with my clients to sell the property described in the 'Schedule' written hereunder (hereinafter referred to as 'the said property'). The aforesaid Owners have assured to my clients that the said property is free from all encumbrances such as charge, lien, lease, gift, agreement, power of attorney, litigation or any claim of whatsoever nature and has clear, clean and marketable title thereto.

All concerned are hereby called upon to inform the undersigned within 07 (Seven) days from publication of this notice of any objection, claim, interest, right of whatsoever nature in respect of the said property with original documentary proof thereof which my client will treat the said property as free from all encumbrances and complete the purchase transaction and no complaint will be entertained there after.

SCHEDULE REFERRED TO HEREINAFOVE

(Description of "the said property")
ALL that piece or parcel of sub-divided land having a net area of Plot Admeasuring 1286 square yards (i.e. 1075.23 square meters) or thereabouts and being sub divided Plot No.10 and forming part of the larger plot of land bearing Final Plot Nos. 50 and 51 (part) of T.P.S. I and C.T.S. Nos. 28/50+51B/1 to 24 along with standing bunglow No.22 & 23 Having Total Built-up area 5650.50 Sq.Ft. i.e. 525.14 Sq. Mt. in the scheme known as "RAHEJA HILL BUNGLOW OWNERS SERVICE CO

OPERATIVE SOCIETY LIMITED" at Village Tungarli, Lonavala, Taluka Maval, District Pune, Having Share certificate No. 22 (From 211 to 220).

North : By Internal Road.
South : By Sub - Plot No.8 of the layout,
East : By Sub-Plot No.11 of the layout
West : By Sub - Plot No.9 of the layout

Sd/-
ADV.CHANDRAKANT D. JANGAM,
Office at - 25,2nd Floor, Y.C.Sankul, M.G. Road, Near State Bank of India, Lonavala 410401. Mobile No. 9370722456/766635762

VALUEFIN INDIA CREDIT SERVICES PRIVATE LIMITED

A Value Chain Financial Services Company



Whereas

The Undersigned being the Authorized Officer of the ValueFin India Credit Services Private Limited under the Securitization 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 a Demand Notice dated 06.06.2024 calling upon the Borrower Sou. Gayatri Sameer Salokhe, Shri. Sameer Subhash Salokhe (Co-Borrower), to repay the amount mentioned in the notice being Rs. 443,964/- (In words Rs. Four Lakhs Four Thousand Nine Hundred Sixty-Four Only) within 60 days from the date of receipt of the said notice together with further interest, incidental charges, costs, expenses etc.

[The Borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken physical possession of the property 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 this 31st day of December year 2024]

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the at large is hereby of the ValueFin India Credit Services Private Limited for an amount of Rs. 443,964 (In words Rs. Four Lakhs Four Thousand Nine Hundred Sixty-Four Only) 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.]

DESCRIPTION OF THE IMMOVABLE PROPERTY

Immovable property being all that piece and parcel of Residential flat bearing Flat No. 19, situated on the 3rd Floor in the Building known as Swami Samarth Vihar, "C Wing" constructed upon land admeasuring 0 H 07.50 Aar out of total land admeasuring 0 H 49 Aar bearing Gat No. 43 situated at village Kirikotwadi, Taluka Haveli, District Pune

Date - 31-12-2024
Place - Pune

Authorized Officer
ValueFin India Credit Services Private Limited
Regd. Office: 302-C, Regency Park, Nahar Amrit Shakti, Chandivai, Andheri (E) Mumbai, Maharashtra. India - 400072
contactus@valuefin.in | valuefinindia.com | u65251MH299PTC324138

20

FINANCIAL EXPRESS

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kiroi Road, Kurla (W), Mumbai-400070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra-411016

E-AUCTION - STATUTORY 15 DAYS SALE NOTICE

Sale by E-Auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said notice is mortgaged to **MIS NIDO HOME FINANCE LIMITED** (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s). Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Name of Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
ASHOKKUMAR VAIKUNTAM (Borrower), NEERAJA MOSUR SRINIVASAN (Co-Borrower)	Rs.76,29,637/- (Rupees Seventy Six Lakhs Twenty Nine Thousand Six Hundred Thirty Seven Only) for Lan no. LPUN0H000087803 And Rs.87,28,351/- (Rupees Eighty Seven Lakhs Twenty Eight Thousand Three Hundred Fifty One Only) for Lan no. LPUN0T000008780 Total Aggregating of Rs.1,63,57,988/- (Rupees One Crore Sixty Three Lakh Fifty Seven Thousand Nine Hundred Eighty Eight Only) as on 03.01.2025 + Further Interest thereon + Legal Expenses	Rs.2,13,200/- (Rupees Two Crore Thirteen Lakhs Nineteen Thousand and Two Hundred Only). Earnest Money Deposit Rs.21,31,920/- (Rupees Twenty One Lakh Thirty One Thousand Nine Hundred Twenty Only)	07.02.2025 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

Date & Time of the Inspection:- 16.01.2025 between 11.00 am to 3.00 pm Physical Possession Date:- 26-12-2024

Description of the secured Asset: All The Part And Parcel Bearing Flat/Apartment No.509 Carpel Area Admeasuring 210.78 Sq Mtr And Builtup Area 263.47 Sq Mtr Along With Exclusive Right To Use Parking In The Project Known As 'Behra's Green Ville II' Building/Tower 3, Fifth Floor, Bessing Vay No.64/1, 64/2, 64/3, 64/4, 64/5, And 64/6 Situated At Village Kharnadi, Behind Eon It Park And Within The Limits Of Pune Municipal Corporation.

Note:- 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontiger.net> and Only those bidders holding valid EMD PROOF & PHOTOCOPY OF PAN CARD and have validly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in the "online e-auction".
2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA Account No. 65226845199 - SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN0015933.
3) Last date for submission of online application BID form along with EMD is 06-02-2025.

4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontiger.net> or Please contact Mr. Maulik Shrivasth Ph: +91-6351896643/913528277. Help Line e-mail ID: Support@auctiontiger.net.
Mobile No. 7400110339 / 7400113287
Nido Home Finance Limited, (Formerly known as Edelweiss Housing Finance Limited) Sd/- Authorized Officer Date: 07.01.2025



Muthoot Homefin (India) Ltd.

Corporate Office : Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg, Near Ruparel College, Dadar (West), Mumbai, Maharashtra - 400 026

POSSESSION NOTICE (As per Appendix IV read with rule 81(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of Muthoot Homefin (India) Ltd. (MHIL) under the Securitization 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, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and 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 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 Muthoot Homefin (India) Ltd. for an amount as mentioned herein under with 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

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s)/ Loan Account No./Branch	Brief details of secured assets	Date of Demand Notice & Total Outstanding Dues (Rs.)	Possession Date
1.	Samadhan Dinkar Jadhav/ Archna Samadhan Jadhav/ 09-00901479/ Kolhapur	Gram Panchayat Milik No. 57, At: Majgaon Tal. & Dist.: Satara. Maharashtra-415518. Four boundaries. East:- Road, West:- Property Owned by Ashok Bangar, South:- Property Owned by Jaywant Jadhav, North:- Property Owned by Jaywant Jadhav.	14-Oct-2024/ Rs. 4,67,852/- Rupees Four Lakh Sixty Seven Thousand Eight Hundred Fifty Two Only.	04/01/2025
2.	Yogesh Yuvraj Aglawe/ Yuvraj Laxman Aglawe/ 09-0090851/ Kolhapur	Gram Panchayat Milik No. 31, At: Jamb BK, Tal. Koregaon, Dist. Satara, Maharashtra. Pin. 415010. Four boundaries. East:- Property Owned by Kisan Aglawe, West:- Property Owned by Popat Aglawe, South:- Road, North:- Property Owned by Baldev Aglawe.	14-Oct-2024/ Rs. 10,80,583/- Rupees Ten Lakh Eighty Thousand Five Hundred Eighty Three Only.	04/01/2025
3.	Akshay Sanjay Dabekar/ Swati Akshay Dabekar/ 003-0001063/ PUN-1/09-009404/ Pune	Flat No. 04 Sai Angan, R/He Haveli, Pune Pune Maharashtra Maharashtra Flat 1 Back Side Abhav English Pune - 411041.	14-Oct-2024/ Rs. 7,55,052/- Rupees Seven Lakh Fifty Five Thousand Fifty Two Only. & Rs. 4,28,194/- Rupees Four Lakh Twenty Eight Thousand One Hundred Ninety Four Only.	02/01/2025
4.	Maruti Anmarao Anaji/ Nilavati Maruti Anaji/ 003-00307050/ 003-00309365/ Pune	Flat No. 401, 4th Floor, Admeasuring 602 Sq. Ft. I.E. 55.94 Sq. Mtrs Built Up, Sankalp Plaza, Sr No 21/2K (Old 21/2/21) Keshavnagar, Mundhwa, Tq. Haveli, Dist. Pune, Pin.-411036. Maharashtra-411036. Four Boundaries. As Per Revenue Records.	14-Oct-2024/ Rs. 10,35,323/- Rupees Ten Lakh Thirty Five Thousand Three Hundred Twenty Three Only. & Rs. 80,199/- Rupees Eighty Thousand One Hundred Ninety Nine Only.	02/01/2025
5.	Meghnath Govind Mali/ Varsha Meghnath Mali/ Sajani Meghnath Mali/ 019-0194849/ SOL-1/ NHL-000706/ Solapur	All that piece and parcel of Milik No.124, admeasuring 675 square feet situated at village Kamri Khurd Taluka Mohol Dist. Solapur and bounded as follows East: Sukhdave and Pitambar Bhimrao Mali's Property, West: Road, South: Road, North: Suryabhan Rama Mali's Property	14-Oct-2024/ Rs. 7,29,813/- Rupees Seven Lakh Twenty Nine Thousand Eight Hundred Thirteen Only. & Rs. 3,77,230/- Rupees Three Lakh Seventy Seven Thousand Two Hundred Thirty Only.	03/01/2025

Date: January 07, 2025
Place: Kolhapur, Pune, Solapur
Sd/- Authorized Officer, Muthoot Homefin (India) Limited



Registered Office : TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400604. Tel.: 022-69368500

Pune Regional Recovery Cell: 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-37. Tel.: 020-24223531/32, 7208932034

PUBLIC AUCTION

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under has issued Demand Notice on 28.12.2021 under section 13(2) of the said Act, to Mrs. Waghmare Minakshi Ravi (Borrower & Mortgagor) & Others.

The Borrowers, Mortgagors & Guarantors have not repaid the amount of Rs.26,29,996.00 (Rupees Twenty Six Lakh Twenty Nine Thousand Nine Hundred Ninety Six Only) as on 30/11/2021 with further interest from 01/12/2021 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the physical possession of the immovable property mentioned herein below u/s 13(4) and Section 14 of the SARFAESI Act, 2002.

I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned property on "AS IS WHERE IS BASIS", without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/ Mortgagor(s)/Guarantor(s)	Description of Property
1. Mrs. Waghmare Minakshi Ravi ... Borrower/ Mortgagor	All that piece and parcel of property being Flat No. 602, admeasuring built up area 592 Sq. Ft. (i.e. 55.01 Sq. Mtrs.) on Sixth Floor in the building known as "Dwaraka" constructed on Survey No. 51 Hissa No. 6 & 7 situated at Village-Dehu, Taluka-Haveli, District - Pune.
2. Mr. Adaskar Vinod Tukaram ... Guarantor	Flat owned by Mrs. Waghmare Minakshi Ravi.
3. Mr. Waghmare Ravi Rajendra ... Guarantor	

Place of Auction : TJSB Sahakari Bank Ltd., 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-37

Reserve price : Rs. 17,22,000/-
EMD Amount : Rs. 1,73,000/-

Date and Time of Inspection of Property 18/01/2025 between 11:00 A.M. To 2:00 P.M.

Date and Time of Auction of Property 22/01/2025 at 11:00 A.M.

TERMS & CONDITIONS :-

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property i.e. Flat no. 602 of Mrs. Waghmare Minakshi Ravi" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 21/01/2025 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by NEFT/RTGS to Account No. 001995200000002, IFSC Code TJSB0000001 on or before 21/01/2025 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 22/01/2025 at the above-mentioned venue at 11:00 A.M.
- The undersigned reserves his right to accept or reject any offer and/or modified to cancel and/or postpone the Auction.
- The Undersigned hereby informs to the Borrower/ Mortgagor/s, and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s)/ Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within 15 days from the date of the notice; otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002.
- All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest, possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 07 Days from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived of his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.
- Tender form along with the terms and conditions sheet will be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No. 7208932034).
- The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.

This Publication is also 15 days' notice to the Borrower/ Mortgagor/ Guarantors of the above said loan accounts.

Sd/-
Authorized Officer
Under SARFAESI Act, 2002
Date : 06/01/2025.
Place : Pune
For & on behalf of TJSB Sahakari Bank Ltd.



TATA CAPITAL HOUSING FINANCE LIMITED

Regd. Off.: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.

Branch Off.: ABIL, 1st Floor Avanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030

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 Securitization 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 Authorized Officer of TCHFL, will be sold on 10-02-2025 on "As is where is" & "As is what is" & "Whatever there is" & 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 02:00 PM on the said 10-02-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorized Officer of the TCHFL on or before 08-02-2025 till 05:00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030.

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 Account No.	Name of Borrower(s) / Co-Borrower(s), Legal Heir(s) / Legal Representative / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession	Outstanding Amount as on
1)	9968802 & 10036547	Mr. Abhijeet Satish Kamble Mrs. Meena Satish Kamble	Rs. 10,43,376/- (Rupees Ten Lakh Fifty One Thousand Five Hundred and Twenty Seven Only) is due and payable by you under Agreement no. 9968802 and an amount of Rs. 19,174/- (Rupees Nineteen Thousand One Hundred and Seventy Four Only) is due and payable by you under Agreement no. 10036547, totalling to Rs. 10,62,550/- (Rupees Ten Lakh Sixty Two Thousand Five Hundred and Fifty Only)	Rs. 11,52,500/- (Rupees Eleven Lakh Fifty Two Thousand Five Hundred Only)	Rs. 1,15,250/- (Rupees One Lakh Fifteen Thousand Two Hundred Fifty Only)	Physical	Rs. 11,92,133/- (Rupees Eleven Lakh Ninety Two Thousand One Hundred Thirty Three Only) is due and payable by you under Agreement no. 9968802 and an amount of Rs. 19,560/- (Rupees Nineteen Thousand Five Hundred Sixty Only) is due and payable by you under Agreement no. 10036547 totalling to Rs. 12,11,693/- (Rupees Twelve Lakh Eleven Thousand Six Hundred Ninety Three Only) as on 28-12-2024

Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 13 in Building No. A-3 admeasuring 355 Sq. Ft. i.e. 32.98 Sq. Mtrs. Carpet area, on 4TH Floor of the Building No./Wing "A" being constructed on the bearing Gat No. 289 admeasuring 01 H 54.80 Ares i.e. 15480 Sq. Mtrs. Out of 05 H 74 Ares out of 06 H 16 Ares situated at Mauje Chikhalse, Tal. Maval, Dist. Pune and within the limits of Jiha Paribandhan Pune within the limits of Sub Registrar Maval.

Sr. No.	Loan Account No.	Name of Borrower(s) / Co-Borrower(s), Legal Heir(s) / Legal Representative / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession	Outstanding Amount as on
2)	TCHHF08030 & 00100070278 & TCHHF06390 & 00100085239	Mr. Rajesh Lalwani Mr. Rahul Lalwani M/S. Lalwani Roadways	Rs. 43,66,235/- (Rupees Forty Three Lakh Sixty Six Thousand Two Hundred Thirty Five Only) is due and payable by you under Agreement no. TCHHF0639000100085239 and an amount of Rs. 2,34,240/- (Rupees Two Lakh Thirty Four Thousand Two Hundred Forty Only) is due and payable by you under Agreement no. TCHHF0803000100070278 totalling to Rs. 46,00,475/- (Rupees Forty Six Lakh Four Hundred Seventy Five Only) as on 15-02-2024	Rs. 46,00,000/- (Rupees Forty Six Lakh Only)	Rs. 7,64,100/- (Rupees Seventy Seven Lakh Sixty Four Thousand One Hundred Only)	Symbolic	Rs. 47,01,812/- (Rupees Forty Seven Lakh One Thousand Eight Hundred Twelve Only) is due and payable by you under Agreement no. TCHHF06390001000