

Work on to unleash civil nuclear deal: Sullivan

Says signed back in 2007, the agreement has not yet been fully realised

SUBHANYA CHAKRABORTY
New Delhi, 6 January

The US is finalising the necessary steps to remove longstanding regulations that have prevented civil nuclear cooperation between Indian nuclear entities and American companies, US National Security Advisor (NSA) Jake Sullivan said on Monday. The move is likely to make it easier for India to access sensitive US nuclear technologies that Washington DC has so far kept close to itself.

Delivering remarks on US-India ties in critical and emerging technologies (iCET) at the Indian Institute of Technology Delhi (IIT-D), Sullivan said the formal paperwork on unleashing civil nuclear partnership will be done soon.

Referring to the civil-nuclear deal signed between US and India under former Prime Minister Manmohan Singh and ex-US President George Bush in 2007, the outgoing NSA said both countries are "yet to fully realise it".

The historic deal had allowed India to buy dual-use nuclear technology from the US, including equipment and materials for reprocessing plutonium and enriching



PM Narendra Modi during a meeting with US NSA Jake Sullivan (left) in New Delhi on Monday

uranium. It also enabled India to access civilian nuclear fuel and technology from other countries. But according to US think tank Carnegie Endowment for International Peace, New Delhi is long overdue in removing the obstacles that prevent its purchase of nuclear reactors from the US, consistent with the written commitments it made.

Meanwhile, the US has continued to be wary of India's stand in not joining the Nuclear Non-Proliferation Treaty (NPT). "This will be an opportu-

nity to turn the page on some of the frictions of the past and create the path for entities that have been on the restricted list in the US to come off that list," Sullivan said on the new push to boost nuclear ties.

Sullivan's comments came hours after meeting External Affairs Minister (EAM) S Jaishankar. He is on a two-day visit to India as part of the outgoing administration of US President Joe Biden's final engagement with New Delhi. Later in the day, the US NSA met Prime Minister Narendra Modi.

"The Comprehensive Global Strategic Partnership has scaled new heights, including in the areas of technology, defence, space, biotechnology, and artificial intelligence (AI). Look forward to building upon this momentum in ties between our two democracies for the benefit of our people and global good," Modi said in a post on social media platform X, after the meeting.

India is seeking to rapidly expand its use of nuclear power over the next decade as it aims to both decarbonise and meet rising energy demand.

Sullivan said the iCET initiative has already launched partnerships on jet engines, semiconductors, and clean energy, and is expected to put an Indian astronaut into space in a few months' time. Launched two years back, iCET is a framework agreed upon by India and the US for cooperation on critical and emerging technologies in various areas, including AI, quantum computing, semiconductors, and wireless telecom. Indian private sector investment in the US surpassed that of China recently, and has contributed to 400,000 American jobs, Sullivan said.

WHEAT SOWING AT 32 MN HECTARES UNTIL JAN 3

Sowing of wheat has been completed for the 2025 rabi season with acreage reaching 32 million hectares during the week ended January 3.



Between January 3 and the preceding week, there has not been any change in area covered. If the final area covered under wheat stays the same, this would mean that the acreage in 2025 is 1.74 per cent more than 2024, and 2.4 per cent more than the normal acreage. Among other crops, sowing of mustard has concluded with more than 5 per cent drop in area than 2024. The fall comes on back of farmers shifting to other alternatives such as wheat and gram due to lower than expected price realisation in kharif 2024 in oilseeds. **COMPILED BY SANJEEB MUKHERJEE**

MIXED BAG

Crop	Normal area (in mn hectares)	2023-24		2024-25		% change From 2023-24	From normal area
		2023-24	2024-25	2023-24	2024-25		
Wheat	31.23	31.42	31.97	1.75	2.4		
Rice	4.20	1.67	1.69	1.20	-59.8		
Pulses	14.04	13.6	13.71	0.81	-2.4		
Coarse cereals	5.38	5.28	5.21	-1.33	-3.2		
Mustard	7.91	9.37	8.85	-5.55	11.9		

Note: Normal area is the average area of last five years for most crops
Source: Government

Sarma pushes banks to shed funding unease over projects in Assam

ABHIJIT LELE
Mumbai, 6 January

Assam Chief Minister Himanta Biswa Sarma (pictured) on Monday urged banks to fund more projects in the state, and let go of adverse perceptions.

"We have to prepare banks so they can fund projects in Assam. Sometimes people become prisoners of the past. Breaking that barrier is crucial and you have to fight the perception battle," the Assam CM said at a press conference after a function on the eve of the investment summit slated in February.

"They may question as to why they want to invest money in Assam and why not go to other states," he added.

The Assam government on Monday said the microfinance institutions (MFIs) will have to identify borrowers to get the remaining payments under the state government's incentive and relief scheme.

Sarma said last year the government tried to give nodules certificates to 150,000 borrowers but MFIs have not been able to locate 75,000.

He said the lenders and the government are finding it difficult to locate the



Urges industry to shun hiring illegal B'deshis

Assam CM Himanta Biswa Sarma on Monday exhorted industrialists not to hire illegal Bangladeshi migrants in their units for 'cheap labour'. Addressing a press conference after meeting a slew of industrial houses, including the Tatas, Adani Group and Mahindras, Sarma said there is a need to 'strike at the roots' of the illegal migration from Bangladesh problem by not hiring such migrants.

The state government has launched the Assam Microfinance Incentive and Relief Scheme (AMFIRS) to empower microfinance borrowers across the state.

Normally, for goods sent abroad for repairs, no tax/duty implication on value



CHATROOM
T N C RAJAGOPALAN

We are merchant exporters. We have a customer in UAE, who wants to import at concessional duty under the India-UAE trade agreement and so wants from us a Certificate of Origin (COO) issued by the designated government agency. We observe from the format of COO prescribed in the relevant notification 39/2022-Customs (NT) dated 30th April 2022 that we are required to give the manufacturer's name, address and country. We are afraid that if we give the details of the manufacturer

in the COO, the importer will know from whom we procure the goods. Then, there is nothing to stop the buyer from approaching the manufacturer directly. Is there any way we can avoid that?

Rule 15(1) of the Customs Tariff (Determination of Origin of Goods under the Comprehensive Economic Partnership Agreement between India and the United Arab Emirates) Rules, 2022 issued through the above referred notification 39/2022-Customs (NT) says that the Certificate of Origin shall be in the format as specified in Annexure-E and shall include the HS Code, description and quantity of the products, name of consignee, name of exporter or producer or manufacturer, country of origin, and origin criteria such as value content or change in tariff classification. Thus, you have an option not to give the name of the producer or manufacturer in the COO.

We had imported a machine under EPCG authorisation. Now, one of the parts is malfunctioning and so, we want to send that part for repairs by the manufacturer and re-import the same. We do not have an invoice for that part. What value can we declare at the time of exports and imports?

First of all, please note that in such transactions there is no duty or tax implication based on the value of the part in the normal course. Since, there is no buyer or consideration when you send the part abroad for repairs, there is no supply under the GST laws. So, you can send the goods under a delivery challan. Second, you cannot claim any incentives as you will not be getting any payment against export of the part sent only for repairs. Third, when you re-import the repaired part, under S.No.2 of the notification 45/2017-Customs dated 30th June 2017, you have to pay the duty of customs or tax or cess which would be leviable if the value

of re-imported goods after repairs were made up of the fair cost of repairs carried out including cost of materials used in repairs (whether such costs are actually incurred for not), insurance and freight charges, both ways. So, at a practical level, there is no tax or duty implication based on the value of the part unless you decide to not claim the exemption under the said notification 45/2017-Cus and pay full duty under Section 20 of the Customs Act, 1962. So, you may declare the value based on your reasonable estimates.

We want to import certain components of a machine and assemble the machine at our works using some other components bought from local vendors also. Can we ask for EPCG authorisation for import of the components? The facility to import components under EPCG scheme for assembly or manufacture of capital goods by the importer was available earlier but has been discontinued since 2004.

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: 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/ or 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 10-02-2025 on "As is where is" and "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 10-02-2025. 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 08-02-2025 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 28-12-2024
1.	TCHHL045 3000100162 338, 0001001712 15 & TCHHF045 3000100177 567	Mr Thanniru Anil Kumar Mrs Thanniru Kavitha	Rs. 33,96,502/- is due and payable by you under loan account No. TCHHL0453000100162338 and an amount of Rs. 1,33,811/- is due and payable by you under loan account No. TCHHL0453000100171215 and an amount of Rs. 25,67,402/- is due and payable by you under loan account No. TCHHF0453000100177567 totalling to Rs. 60,97,715/- & 21-09-2023	Rs. 56,00,000/- (Rupees Fifty Six Lakh Only)	Rs. 5,60,000/- (Rupees Five Lakh Sixty Thousand Only)	Physical	Rs. 30,05,758/- is due and payable by you under Agreement No. TCHHF0453000100177567 and an amount of Rs. 1,72,191/- is due and payable by you under Agreement No. TCHHL0453000100171215 and an amount of Rs. 39,82,233/- is due and payable by you under Agreement No. TCHHL0453000100162338 totalling to Rs. 71,60,182/-
2.	TCHHL083300 0100107489 & TCHHL0833000 100108342	MR SHAIK MAHA BOOB BASHA & MRS SHAIK FARIDA	Rs. 19,30,607/- is due and payable by you under loan account No. TCHHL0833000100107489 and an amount of Rs. 93,317/- is due and payable by you under loan account No. TCHHL0833000100108342 totalling to Rs. 20,23,924/- & 12-08-2023	Rs. 19,00,000/- (Rupees Nineteen Lakh Only)	Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only)	Physical	Rs. 24,95,829/- is due and payable by you under Agreement No. TCHHL0833000100107489 and an amount of Rs. 1,24,781/- is due and payable by you under Agreement No. TCHHL0833000100108342 totalling to Rs. 26,20,610/-
3.	TCHHF046000 0100072743	Mr Neralia Venkata Ratna Kishore. Mrs Devatha Prema Yasawini	Rs. 81,07,462/- & 14-02-2023	Rs. 77,00,000/- (Rupees Seventy Seven Lakh Only)	Rs. 7,70,000/- (Rupees Seven Lakh Seventy Thousand Only)	Physical	Rs. 11,75,985/- (Rupees One Crore Eleven Lakh Seventy Five Thousand Nine Hundred Eighty Five Only)
4.	TCHHL083700 0100104413 & TCHHL0837000 100104971 & TCHHL083700 0100113489 & TCHHL0837000 100114299	Mr Tirumala Devandla Mrs Devandla Eswari	Rs. 11,65,165/- is due and payable by you under Agreement no. TCHHL0837000100104413 and an amount of Rs. 48,660/- is due and payable by you under Agreement no. TCHHL0837000100104971. 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. TCHHL0837000100114299 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 Thousand Only)	PLOT NO 25 & 26 - Rs. 1,09,000/- (Rupees One Lakh Nine Thousand Only)	Physical	Rs. 1,30,335/- is due and payable by you under Agreement no. TCHHL0837000100104971 and an amount of Rs. 17,00,577/- is due and payable by you under Agreement no. TCHHL0837000100104413 totalling to Rs. 18,30,912/-
5.	9791082	Mrs Shiram Neeraja Mr Venkata Ratnakar Siram	Rs. 2045825/- is due and payable by you under loan account No. 10333437 and an amount of Rs. 2220843/- is due and payable by you under loan account No. 10292671 and Totaling to Rs. 4266668/- & 03-06-2023	Rs. 90,00,000/- (Rupees Ninety Lakh Only)	Rs. 9,00,000/- (Rupees Nine Lakh Only)	Physical	Rs. 1,62,14,400/- (Rupees One Crore Sixty Two Lakh Fourteen Thousand Four Hundred Only)
6.	1033437 & 10292671	Mr S Srinivas Nori, Mrs Rambilli Naga Pallavi	Rs. 2045825/- is due and payable by you under loan account No. 10333437 and an amount of Rs. 2220843/- is due and payable by you under loan account No. 10292671 and Totaling to Rs. 4266668/- & 03-06-2023	Rs. 40,00,000/- (Rupees Forty Lakh Only)	Rs. 4,00,000/- (Rupees Four Lakh Only)	Physical	Rs. 26,20,239/- is due and payable by you under Agreement no. 10333437 and an amount of Rs. 28,54,090/- is due and payable by you under Agreement no. 10292671 totalling to Rs. 54,74,329/- (Rupees Fifty Four Lakh Seventy Four Thousand Three Hundred Twenty Nine Only)
7.	TCHHF045600 0100084513 & TCHHF045600 0100067559	Mr. Gottapu Venugopal Naidu. Mrs. Vaderevu Rohini Sri Sai Services	Rs. 2658426/- is due and payable by you under Agreement no. TCHHF0456000100067559 and an amount of Rs. 14820969/- is due and payable by you under Agreement no. TCHHF0456000100084513 totalling to Rs. 17479395/- & 13-04-2022	Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh Only)	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Physical	Rs. 22,21,4329/- is due and payable by you under Agreement no. TCHHF0456000100084513 and an amount of Rs. 36,05,463/- is due and payable by you under Agreement no. TCHHF0456000100067559 totalling to Rs. 2,58,19,792/-
8.	10113434	Pyla Bhavani Pyla Seshamma	Rs. 17,04,364/- & 16-03-2024	Rs. 25,90,000/- (Rupees Twenty Five Lakh Ninety Thousand Only)	Rs. 2,59,000/- (Rupees Two Lakh Fifty Nine Thousand Only)	Physical	Rs. 19,55,453/- (Rupees Nineteen Lakh Fifty Five Thousand Four Hundred Fifty Three Only)
9.	9251706	Viswanatha Venkata Ananta Rayulu Viswanadha Asha	Rs. 5,36,365/- & 16-10-2023	Rs. 31,50,000/- (Rupees Thirty One Lakh Fifty Thousand Only)	Rs. 3,15,000/- (Rupees Three Lakh Fifteen Thousand Only)	Physical	Rs. 683390/- (Rupees Six Lakh Eighty Three Thousand Three Hundred Ninety Only)
10.	10046771 & TCHIN0462000 100276707	Mr. BADIREDDI NAGA VENKATA RAMA KRISHNA, Mr. BADIREDDY SRI RAMA RAO	Rs. 9,25,478/- is due and payable by you under Agreement no. 10046771 and an amount of Rs. 2,24,169/- is due and payable by you under Agreement no. TCHIN0462000100276707 and Totaling to Rs. 11,49,647/- & 11-07-2024	Rs. 15,06,640/- (Rupees Fifteen Lakh Six Thousand Six Hundred Forty Only)	Rs. 1,50,664/- (Rupees One Lakh Fifty Thousand Six Hundred Sixty Four Only)	Physical	Rs. 9,82,586/- is due and payable by you under Agreement no. 10046771 and an amount of Rs. 2,42,552/- is due and payable by you under Agreement no. TCHIN0462000100276707 totalling to Rs. 12,25,138/-

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That The Piece And Parcel Of Open Plot No.(25 And 26 Part) Lies In Survey Nos (99/A, 99/B, 100/A, 101/B, 102/A, 1433/A, 1434, 1434/A, 1435/A And 105/A) In T.L.P.No.222016/Hr. C. No.56/2016/Hr/H1 And This Plot Located In 9th Block Near Sai Baba Temple, Admeasuring Total Plot Area: (18'0" X 55'0") = 990.00 Square Feet, Or 110.00 Square Yards, Or 91.97 Square Meters, Situated At Morthad Village And Mandal, District: Nizamabad, Within The Limits Of Regn-Sub-Dist: Bheemgal, Regn-Dist: Nizamabad. Grama Sachivalayam: Morthad, M.P.P: Morthad, Z.P.P:Nizamabad.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That The Piece And Parcel 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 Vidyanagarapuram, Vijayawada Municipality Corporation, Vijayawada District Registrar, Krishna District Standing On The Name Of Mrs Shiram 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 Flat No.Ts-1, Third Floor In "Yagnavalkya Nivas & Madhav Enclave" With A Plinth Area Of 721 Sq.Ft., 100 Sft Common Area And 125 Sft Car Parking Together With An Joint Extent Of 46.58 Sq.Yards, Out Of Total Extent Of 400.7 Sq.Yds., In R.S.No.8, Old Asst.No.34644, New Asst.No.263666, Bearing Door No.603019, Flat Asst.No.605734 Situated At Patamata, (Ashok Nagar, Opp Road Maris Stella College), Vijayawada, Vijayawada Municipal Corporation Area, Patamata Sub Registry, Krishna District, Andhra Pradesh, Pincodes 520010 Standing On The Name Of Mr Sri Satya Srinivas Vide Registered Sale Deed No.31722014 And Bounded As Follows:- Land Boundaries:- East: Property Of Sujannamma 114.0 Links; South: Property Of Others 73.0 Links; West: Property Of Gogineni Uma Maheswararao 113.0 Links; North: Municipal Corporation Road 73.0 Links; Flat Boundaries:- East: Open To Sky; South: Common Corridor, Common Staircase, Common Lift; West: Open To Sky; North: Open To Sky. Note:- Sa Application Filed By The Borrower Against Tchfl (Sa/252/2024) Is Pending Before Drt, Vishakhapatnam, No Stay Order Is Passed Against Tchfl In The Said Case The Bidders Are Advised To Conduct Due Diligence Before Submitting The Bid. The Auction Shall Be Subject To The Outcome Of The Litigation.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That The Piece And Parcel Of Site Measuring 200 Sq.Yds Or 168 Sq.Mtrs, Being Plot No.45 Of L.P.No.125/2015 Of "Vaitha Classic" In The Layout Approved By Yuda Covered By Survey Nos. 118/9P Of Gandigundam Village And Panchayat, Anandapuram Mandal, Visakhapatnam District And Anandapuram Sro Standing On The Name Of Pyla Bhavani Vide Registered Sale Deed No.5084/2017 And Bounded As Follows:- Boundaries:- North: Plot No.44; East: 40 feet wide road. South: Plot No.46; West: Plot No.40; Measurements:- 50 feet or 15.25 meters, 36 feet or 10.98 meters, 50 feet or 15.25 meters, 36 feet or 10.98 meters.

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.Nos.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 Lakkavarapukota Revenue Village, Lakkavarapukota Mandal, Vizianagaram District., Standing On The Name Of Viswanadha 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, 5, 502/1, 385/2 & 384, 373, Plot No.83, Block No.9 Situated In Sambhavi Nagar Layout, Phase-I Of Lakkavarapukota Revenue Village, Lakkavarapukota Mandal, Vizianagaram District., Boudaries:- East: 40 Feet Wide Road, South: House Site Of Plot No.84, West: House Site Of Plot No.76, North: House Site Of Plot No.82.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That The Piece And Parcel Of Vacant Site In An Area Of 183.33 Sq.Yards Or 153.28 Sq.Mtrs In Plot No.60, Of Dtp Approved Layout Plan C No.4978/2016/R, Tip.No.187/2016/R Of Layout Land Of Ac-2.50 Cents In Rs.No.402/1g, Ac.0.50 Cents In Rs.No.402/1f, Ac.1.78 Cents In Rs.No.402/1e, Ac.0.50 Cents In Rs.No.402/1d, Ac.0.50 Cents In Rs.No.402/1c, Ac.1.00 Cents In Rs.No.402/1b1, Ac.3.31 Cents In Rs.No.402/1h, Total Extent Of Ac-18.69 Cents In Rs.No.402 Of Velugubanda Village, Velugubanda Gram Panchayat At Rajanagarum Mandal, Rajanagarum Sro, East Godavari District., Standing On The Name Of Badireddi Naga Venkata Rama Krishna And Bounded As Follows:- Boundaries:- East: Lay Out Plan Plot No.56 Site 33-00; South: Lay Out Plan Plot No.59 Site 50-00; West: 33 Feet Width Lay Out Plan Road 33-00; North: Lay Out Plan Plot No.61 Site 50-00; Within The Above Boundaries In An Area Of 183.33 Sq.Yards = 153.28 Sq.Mtrs Together With All Easement Rights Appurtenant There to.

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 10-02-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition:

- 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.
- The Immovable Property shall not be sold below the Reserve Price.
- Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only).
- 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.
- 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.
- For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale.
- Inspection of the Immovable Property can be done on 03-02-2025 between 11 AM to 5.00 PM, with prior appointment.
- 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.
- 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 is a Sunday or other holiday, then on the first office day after the 15th day.
- 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 to TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property.
- 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 arrears of property tax, electricity etc.
- For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closeure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email Idanish.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://surflite.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 authorised partner for sale/auction of this property. Interested parties should only contact the officer or the Authorised officer for all queries and enquiry in this matter.

Place: ANDHRA PRADESH & TELANGANA
Date: 07.01.2025

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