

ADITYA BIRLA CAPITAL
ADITYA BIRLA HOUSING FINANCE LIMITED
 Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266
 Branch Office- G-Corp Tech Park, 8th floor, Kasar Vadavali, Ghodbunder Road, Thane, MH-400601

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)
SUBSTITUTED SERVICE OF NOTICE U/s.13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.
 Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as **Non-Performing Assets** in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No.	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice / as on Date.
1.	PANDIKUMAR MUTHUSAMY Site No 796, Sf. No. 100/1, 121/2, Vgg Mangalapur Town, Poomaluru Village, Palladam Taluk And Sro, Nr. Mount Litera Zee School, Coimbatore, Poomaluru B.O, Tamil Nadu-641663. 2. MUTHUSELVI SADAIYANDI Site No 796, Sf. No. 100/1, 121/2, Vgg Mangalapur Town, Poomaluru Village, Palladam Taluk And Sro, Nr. Mount Litera Zee School, Coimbatore, Poomaluru B.O, Tamil Nadu-641663. 3. PANDIKUMAR MUTHUSAMY 2/52f, Ramu Lakshmi Paint Shop, Coimbatore, Tamil Nadu-641687. 4. MUTHUSELVI SADAIYANDI 2/52f, Ramu Lakshmi Paint Shop, Coimbatore, Tamil Nadu-641687. 5. PANDIKUMAR MUTHUSAMY No. 2/134, M G R Nagar, T Supplapuram, Aundipatti Taluk, Timmarasayanakkur, Theni, Tamil Nadu-625536. 6. MUTHUSELVI SADAIYANDI No. 214/3, North Street, Palakombai, Andipatti, Palakombai, Theni, Tamil Nadu-625512. Loan account no. LNC010HL-05230171639 & LNC010HL-05230171641	01.01.2025	20.01.2025	Rs. 12,62,138/- (Rupees Twelve Lakh Sixty Two Thousand One Hundred Thirty Eight Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 08.01.2025

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece And Parcel Of Site No. 796, Admeasuring 2400 Sq. Ft., Comprised In Survey No. 100/1a1, 121/2a1a1a1a1, Situated In The Poomaluru Village, Tirupur, Vgg Mangalapur Town, Poomaluru Village, Palladam Taluk And Sro Vgg Mangalapur Town, Poomaluru B.O, Tamil Nadu-641663, And, Bounded As: East: Plot No. 795 West: Plot No. 797 North: 23 Ft. Wide East West Road South: Plot No. 794 And Plot No. 798 Measurement Details: North-East West 40 Ft. East-South North 60 Ft. South-East West 40 Ft. West-South North 60 Ft.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences. Please note that as per section 13(1) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said provision by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 27.01.2025
 Place: MADURAI
 Sd/- Authorised Officer
 (Aditya Birla Housing Finance Limited)

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, 1st Floor, Centennial Square, # 6A, Dr. Ambedkar Road, Kodambakkam, Chennai - 600 024.

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 15 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 **13-02-2025** on "As is where is" & "As is what is" & "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 13-02-2025. 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 12-02-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 1st Floor, Centennial Square, # 6A, Dr. Ambedkar Road, Kodambakkam, Chennai - 600 024.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below :-

Sl. No.	Loan A/c. No.	Name of Borrower(s) / Co-Borrower(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types	O/s as on 20-01-2025
1.	TCHHF04 82000100 072444	Mr. MATHIVANAN J, & Mr. JOERUFFINA M	Rs. 9069273/- (Rupees Ninety Lakh Sixty Nine Thousand Two Hundred Seventy Three Only) 19-05-2022	Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakh Only)	Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)	Physical (Ground Floor) & Symbolic (rest of the property)	Rs. 1,35,20,517/- (Rupees One Crore Thirty Five Lakh Twenty Thousand Five Hundred Seventeen Only)

DESCRIPTION OF THE IMMOVABLE PROPERTY: In Salem R.D., Salem West R.D., Salem West Joint-1 Sub Registration District, Salem Kannankurichi Village, S.No.18/1, Punja Acre 5.67 Out Of This Acre 4.00 Cents Out Of This An Extent Of Acre 1.62 Cents Of The Land Is Comprised Into House Plots By The Under Approval Order No.1374/05 And 77/05 By The Local Planning Committee, And The Approval Of The Kannankurichi Town Panchayath Proceedings No.278/05 Dated 12.09.2005 And Out Of Those Plots One Such Plot With An Extent Of 2025 Sq.Ft Of Land Is Related To This Description. The Boundaries And Measurements For The Same Are: North And East Of The Agricultural Land Belonged To N.Selvamani And N.Pannarselvam; South Of East -West Road; West Of The Terraced Building Belonged To Manimekalai; 33 1/2 Feet, Southern Side 30 Feet; North-Southern Side 60 Feet; Western Side Totalling 2025 Sq.Ft Of Land In Full And With Building And With All The Fittings Of The Above Building And With All Pathway Rights Annexed Thereto. As Per The Re-Survey S.No.18/1A And Within The Limit Of Salem Corporation.

Note:- Suit Filed By The Third Party Against Tchfl (Os/235/2024) Is Pending Before District Munsif Court Salem, 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.

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 13-02-2025 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 06-02-2025 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 areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. AClosure, Block No.605 A, 6th Floor, Maitrivanan Commercial Complex, Amerpet, 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/ohtr> 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.

Date: 27.01.2025
 Sd/- Authorised Officer,
 Tata Capital Housing Finance Ltd.

Repco Home Finance Limited
REPCO HOME FINANCE LIMITED
 Corporate Office: Alexander Square, No. 2 (Old No. 34 & 35), 3rd Floor, Sardar Patel Road, Guindy, Chennai - 600 032. Ph: (044)-4210 6650

E-AUCTION SALE NOTICE
 Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Whereas the following Borrowers and Co-Borrowers have furnished monies from Repco Home Finance Limited, Following Branches and the details of the liability is furnished hereunder. Whereas the Company has issued Notice under SARFAESI ACT and the Authorised Officer has taken Possession of the mortgaged properties and issued a Notice on the dates mentioned below and the Company now has decided to sell the properties under Section 8 and 9 of the Security Interest (Enforcement) Rules 2002, in "As is where is condition" and "As is what is condition"

DATE AND TIME OF E-AUCTION: 14.02.2025, 11.00 a.m - 12.00 Noon
 (with unlimited auto extension of 5 minutes)

Last Date & Time for submitting E-Tenders : 13.02.2025, 4.00 p.m.

Tambaram Branch (Now the account transferred to ANB Chennai) : Ph: 044-2628 9959 & Mob: 98248 99635

S.No.1: Borrower: Mrs.S.Sabiya, W/o.Mr.S.M.Sadique, Co-Borrower: Mr.S.M.Sadique, S/o.Mr.S.Mohammed, Demand Notice Date: 20.10.2022; Amount claimed as per Demand Notice (Account Nos.1331860004126 (now, 2571860000878) & 1331860004360 (now, 2571860000767) being ₹1,27,99,144/- & ₹ 51,44,812/- respectively as on 20.10.2022 together with interest, costs and expenses; Possession Taken Date: 05.01.2023; Present Outstanding Amount: ₹ 71,79,679/- & ₹ 54,56,993/- respectively as on 18.01.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of Land with Building bearing Plot No.113, comprised in S.No.174/1, Patta bearing No. 1207, as per Patta S.No.174/1G, measuring an extent of 2400 sq.ft., situated at No.146, Injambakkam Village, Sholinganallur Taluk, Kancheepuram District and bounded on the North by: Plot No.114, South by: Plot No. 112, East by: Plot No. 96, West by: 30 feet Road lying within the Sub Registration District of Neelagiri and Registration District of South Chennai.

RESERVE PRICE ₹ 1,81,00,000/- EMD (10% of Reserve Price) ₹ 18,10,000/- Minimum Bid Increment Amount ₹ 1,50,000/-

THIRUVALLUR BRANCH: Ph: 044-2766 7166 & Mob: 98849 94991

S.No.2: Borrower: Mr.S.Kamatichivel, S/o.Mr.Sethupathi, Co-Borrowers: 1.Mrs.K.Meenachi, W/o.Mr.S.Kamatichivel, 2.Mr.K.Periyasamy, S/o.Mr.S.Kamatichivel, 3.Mr.K.Srinivasan, S/o.Mr.S.Kamatichivel, Guarantor: Mrs.S.Chellammal, W/o.K.Srinivasan, Demand Notice Date: 15.06.2023; Amount claimed as per Demand Notice (Account No.1931821000900) being ₹24,33,287/- with further interest from 14.06.2023 together with costs and expenses; Possession Taken Date: 15.12.2023; Present Outstanding Amount: ₹ 7,49,532/- as on 18.01.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of land and building admeasuring 1249 sq.ft. bearing Plot No.97, comprised in Survey No.721/6, Sub-Division New Survey No.721/6A2, as per Patta No.1963, layout known as Sri Balaji Nagar Annex - IV, MMDA Approval No.P.P.T.L.No.228/1900, situated at No.97, Pakkam Village, Thiruvallur Taluk, Thiruvallur District, within the Registration District of Kancheepuram, Sub-Registration District of Thiruvallur. Boundaries: North by: Plot No.98, South by: 30 feet Road, East by: Plot No.95 & Plot No.96, West by: 30 feet Road. Measurements: East to West on the Northern side: 47 feet, East to West on the Southern side: 50 feet, North to South on the Eastern side: 25 feet 6 inches, North to South on the Western side: 26 feet Total 1249 sq.ft.

RESERVE PRICE ₹ 25,50,000/- EMD (10% of Reserve Price) ₹ 2,55,000/- Minimum Bid Increment Amount ₹ 25,000/-

S.No.3: Borrower: Mr.R.Kamala Kannan, S/o.Mr.Ramadoss, Co-Borrowers: 1.Mrs.R.Dhanalakshmi, D/o.Mr.Ramadoss, 2.Mrs.K.Rupa Sri, W/o.Mr.R.Kamala Kannan and 3.Mrs.R.Vasantha, W/o.Mr.Ramadoss, Guarantor: Mr.S.Veeramani, S/o.M.Soundarajan, Demand Notice Date: 17.03.2023; Amount claimed as per Demand Notice (Account No.1931820000491) being ₹ 9,24,220/- with further interest from 14.03.2023 together with costs and expenses; Possession Taken Date: 07.08.2023; Present Outstanding Amount: ₹ 13,00,052/- as on 18.01.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of Land and House Building situated at Plot No.7, Ganesh Nagar, Puthagaram Village, comprised in Survey No.102/7, Madhavaram Circle, Thiruvallur District, Sub Registration District of Ambattur, Registration District of North Chennai, bounded on the North by: Vacant Plots, South by: Plot No. 8, East by: Vacant Plots, West by: 20 ft. wide Road, measuring 1245 sq.ft. of land and house constructed thereon.

RESERVE PRICE ₹ 64,80,000/- EMD (10% of Reserve Price) ₹ 6,48,800/- Minimum Bid Increment Amount ₹ 50,000/-

DATE AND TIME OF E-AUCTION: 28.02.2025, 11.00 a.m - 12.00 Noon
 (with unlimited auto extension of 5 minutes)

Last Date & Time for submitting E-Tenders : 27.02.2025, 4.00 p.m.

CHENGALPATTU BRANCH: Ph: 044-2999 3370 & Mob: 89398 92820

S.No.4: Borrower: Mr.M.Saranraj, S/o.Mr.Munirathnam, Co-Borrower: Mrs.S.Saranaya, W/o.Mr.M.Saranraj, Demand Notice Date: 15.07.2024; Amount claimed as per Demand Notice (Account No.2291890000661) being ₹ 20,99,905/- with further interest from 09.07.2024 together with costs and expenses; Possession Taken Date: 23.09.2024; Present Outstanding Amount: ₹ 22,75,859/- as on 18.01.2025.

DESCRIPTION OF PROPERTY: All the piece and parcel of property situated at Kancheepuram District, Sriperumbudur Taluk, Chengalpattu Registration District, Old Village No.103, New Village No.51A, Nemil Village, comprised in Old Purnia Survey Nos. 112/1B part & 112/90 and has been plotted out into layout and named as VGP Sri Chakra Town Part III vide Government Approval No. C.S.R.T. and C.P.I.D.T.PM-98-149/L.P.108, in this Plot No.15 measuring an extent of 2100 sq.ft., Cholla No.6569, New sub-divided Survey No.112/90A, an extent of 0.0194 acres. Boundaries: North by: Plot No.10, South by: 23 feet wide Road, East by: Plot No. 14, West by: Plot No.16, Admeasuring: North 35 feet; South 35 feet; East 60 feet; West 60 feet, totally 2100 sq.ft. of land situated within the limits of Nemil Village Panchayat, Sriperumbudur Union and SRO, Sriperumbudur.

RESERVE PRICE ₹ 29,24,000/- EMD (10% of Reserve Price) ₹ 2,92,400/- Minimum Bid Increment Amount ₹ 50,000/-

ANNA NAGAR BRANCH: Ph: 044-2628 9959 & Mob: 94443-94978

S.No.5: Borrower: Mr.Loganathan.G, S/o.Mr.Gothandaraman, Co-Borrower: Mrs.Gayathri.L, W/o.Loganathan.G, Demand Notice Date: 12.05.2023; Amount claimed as per Demand Notice (Account No.1117870004583) being ₹ 71,17,843/- as on 11.05.2023 together with further interest, costs and expenses; Possession Taken Date: 29.11.2023; Present Outstanding Amount: ₹ 87,86,293/- as on 09.01.2025.

DESCRIPTION OF PROPERTIES: Schedule 'A' of the property: Item I: All that piece and parcel of the Vacant Land measuring an extent of 3932 sq.ft. (after gifting out an extent of 568 sq.ft. of land out of 4500 sq.ft.) in favour of CMD towards road alignment) situated at Poonaamale High Road, Comprised in S.No.16/3C, Patta No. 1089A, as per Patta New S.No.16/3C2 of Nerukundram Village, Ambattur Taluk, Thiruvallur District, within the limit of Chennai Corporation and Bounded on the North by - Poonaamale High Road, South by - Item No.II Property, East by - Srinivasan Naidu's House, West by - Govindaraju Naidu's House and Situated within the Sub Registration District of Virugambakkam and Registration District of Chennai South.

Item II: All that piece and parcel of the Vacant Land measuring an extent of 4836 sq.ft. situated at Parumal Koil Street, Comprised in S.No.16/3C, Patta No. 1089A, as per Patta New S.No.16/3C2 of Nerukundram Village, Ambattur Taluk, Thiruvallur District, within the limit of Chennai Corporation and Bounded on the North by - Item No.I Property, South by - Cart Track in Gamanatham lad in S.No.17, East by - Sabeetha's House, Kavitha land and T.Srinivasan's land in S.No.22, West by - Govindaraju Naidu's Land in S.No.16/3B and Situated within the Sub Registration District of Virugambakkam and Registration District of Chennai South.

Item III: All that piece and parcel of the Vacant Land measuring an extent of 4200 sq.ft. situated at Poonaamale High Road, Comprised in S.No.22/2A/3, as per the Patta New S.No.22/2A/3B of Nerukundram Village, Ambattur Taluk, Thiruvallur District, within the limit of Chennai Corporation and Bounded on the North by - Land belonging to Mrs.Shyamala Devi, South by - Land in S.No.22/2B, East by - Land in S.No.22/2B, West by - Item Nos.I and II Properties. Admeasuring: East to West on the Northern Side 50 Feet, East to West on the Southern Side 50 Feet, North to South on the Eastern Side 84 feet, North to South on the Southern Side 84 feet and Situated within the Sub Registration District of Virugambakkam and Registration District of Chennai South.

The Total extent of Item Nos. II, and III properties are 3932+4836+4200=12968 sq.ft.

Schedule 'B' of the property: An 415 sq.ft of Undivided Share of Land out of Schedule 'A' Property.

Schedule 'C' of the property: Flat Apartment to be built with an area of 895 sq.ft. (Inclusive of Common areas fixed by the Builder) on the Fourth Floor numbered as F4 with one covered car Parking bearing No.F4 on the Still Floor.

RESERVE PRICE ₹ 98,45,000/- EMD (10% of Reserve Price) ₹ 9,84,500/- Minimum Bid Increment Amount ₹ 75,000/-

For E - Auction procedure, please contact S.Nos.1 to 4: M/s. C1 India Pvt. Ltd., Mr.Prabakaran - 7418281709, and S.No.5: M/s.AClosure, Mr.M.Dinesh-814200735, 814200061.

For inspection of the properties the intending bidders may contact the Branch Head, Repco Home Finance Limited, Respective Branches on all working days between 10 a.m & 5 p.m.

Date: 21.01.2025
 Authorised Officer, Repco Home Finance Limited

TATA CAPITAL HOUSING FINANCE LIMITED
 Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013, CIN No. U67190MH2008PLC187552, Contact No. (022) 61827414, (022) 61827375

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
 (As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated as below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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 the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

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.

Sl. No.	Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Amount & Date of Demand Notice	Date of Possession
1.	TCHHF0482000100 286952 & TCHIN04820001002 89856	MR.ARVID P as Borrower and Mrs. NEVETHANA V, MRS.TAMIZHAPPA R the Co-borrowers	Rs. 8078810/- (Rupees Eighty Lakh Seventy Eight Thousand Eight Hundred Ten Only) & 12-07-2024	22-01-2025 Symbolic

Description of Secured Assets/Immovable Properties: In Salem District, Salem East R.D., Dadagapatti Sub R.D., Salem Taluk, Annacharappatti Village, Ka.Re.S.No.91/1, Punjai acre 1.26, Assr. Rs.2.84, as per Sub-Division Patta No.46, Re. S.No.91/1B, Punjai Hectar 0.38, acre 0.94, Assr.RS.2.10 in 3638 sq. feet of land and Ka.Re.S.No.91/2, Punjai acre 4.00, Assr. Ra.9.00 as per Sub-Division Patta No.522, Re.S.No.91/2B, Punjai Hectar 0.58 acre 1.43, Assr. Rs.3.20 in 872 sq. feet of land as totally with an extent of 4510 sq. feet of land is related to description. The boundaries and measurement for Plot No.20, 28- North of the land in S.No.116/1, South of 30 feet wide of East and West Pathway, East of the land belongs to Baskar, West of Plot Nos. 19 & 29, Within the above boundaries and measuring East-West Northern side 40 feet, East-West Southern side 40 feet, North-South Eastern side 113, North-South Western side 112 1/2 feet, as totally 4510 Sq.ft. of land in full and with Northern side of Sankari Main road rights and with all pathway rights and with an easement rights annexed thereto. The above described property situated in within the limit of Annadhanapatti Rural Panchayat in Salem Union at present Salem Corporation limit; As per the Town Survey Ward-W, Block-47, T.S.No. 10/5;

Date: 27.01.2025
 Sd/- Authorised Officer
 For Tata Capital Housing Finance Limited

Chola
 Corporate office address:-Chola Crest, Super B, C54 & C55.4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032

POSSESSION NOTICE [(APPENDIX IV) [Under Rule 8(1)]

WHEREAS the undersigned being the Authorized Officer of M/s. Cholamandalam Investment And Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount as mentioned herein under 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.

S. No.	Name and Address of the Borrowers/Loan A/c no.	Date of Demand Notice	O/S AMT	Description Of The Property Possessed	Date Of Possession
1.	Loan Account Nos. X0HLRR00002432271 SAMPATH S SUGUNA S Both are R/O/ at No.976 HANUMANTHEERTHAM KATTERI, THANGARAI, DHARMAPURI, TAMIL NADU 636902 Also at KATTERI UTHANGARI PONNUSAMI STORE 625 6255	25-10-2024	Rs.2787785/- (Rupees Twenty Seven lakhs Eighty Seven Thousand Seven Hundred Eighty Five Only) as on 14-10-2024 And interest thereon.	Krishnagiri Registration District, Uthangari SRO, Uthangari Taluk, Anumanthiratham Village, Door No. 976, Natham Survey No. 24/38, Old Survey No. 24/7 As per new revenue record S.No. 24/38 out of this measuring an extent of 1109 sq.ft. Boundaries for 1109 sq.ft. of land with building North of Panchayat Cement Road, South of Themozhai House, East of Panchayat Cement Road, West of Rajeswari House, Measurement North East West 33'6" East South North 33'3" South East West 33'6" West South North 33'3" With all easements rights and pathways	22-01-2025 Symbolic

Date: 22-01-2025
 Place: Krishnagiri
 For CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED,
 AUTHORISED OFFICER

E-AUCTION SALE NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

The financial facilities of Bajaj Housing Finance Limited (hereinafter referred to as "BHFL/Assignor") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of EARC-TRUST-SC 422 mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of 15 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorized Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below. Due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

Details of Secured Asset put for Auction:

Sl. No.	Loan Account No.	Name of Borrower/ Co-Borrower	Trust name	Total Outstanding Dues INR as on 23-01-2025	Reserve Price (IN Rs)	Earnest Money Deposit (EMD) IN Rs.	Date & Time of Auction	Type of Possession
1.	403H0P713481244/403HS071352 733/403TOL71352737 403TPY9297000	1. Mr. S P RAJESH ("Borrower")	EARC TRUST SC 422	Rs. 1,27,16,502.67	Rs. 66,20,000	Rs. 6,62,000	18-02-2025 at 12:00pm	Physical

Details of the mortgaged property: Flat bearing No. C, on the First Floor, with a built-up area of 1180 sq.ft. in the building named "Parimal Village" together with an undivided share of land measuring 719 sq.ft. out of land measuring an extent of 7 cents out of 1.87 acres situated at No: 141, Kalidhammettu street, Kottivakkam Village, Tambaram Taluk, Kancheepuram District, Comprised in Survey No: 2635 With Patta bearing No: 2537, Sub-divided survey No: 2635/58A2, now the present physical measurement is 2876 sq feet being Bounded on North by Cement Road, South by: Chockalingam and Raju Land, East by: Land belongs to City Land Corporation and West by: Unramaswamy's Land And lying within the Registration District of South Chennai and Registration Sub-District of Adyar.

Important information regarding Auction Process:

- EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai
- EMD Payments made through RTGS shall be to: Name of the Account No. EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT Account No: 000405158602; Name of the Bank -ICICI BANK; IFSC CODE: IFSC:ICIC0000004
- Last Date of Submission of EMD Received 1 day prior to the date of auction
- Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
- Place of Auction (Web Site for Auction) E-Auction (<https://auction.edelweissarc.in>)
- Contact details Toll free number: 1800 266 6540
- Date & Time of Inspection of the Property As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>

Date: Mumbai
 Date: 23.01.2025
 Sd/- Authorized Officer
 For Edelweiss Asset Reconstruction Company Limited

POSSESSION NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (for Immovable property)

Whereas, The Authorized Officer of the Secured Creditors under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice as mentioned below calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

Thereafter, the Secured Creditors have assigned the financial assets to Edelweiss Asset Reconstruction Company Limited also as its own acting in its capacity as trustee of various trusts herein after referred as EARC under Sec.5 of SARFAESI Act, 2002 is more specifically mentioned below. EARC has stepped into the shoes of the Secured Creditors and all the rights, title and interests of the Secured Creditor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower and EARC exercises all its rights as the secured creditor.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorized Officer of Edelweiss Asset Reconstruction Company Limited has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 1