

AAVAS FINANCIERS LIMITED
(CIN:L6592R2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of AAVAS FINANCIERS LIMITED under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below. The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
MOHAN MOTILAL RAVIDAS, MRS. (A/C NO. MOHAN RAVIDAS & LNNP02121-220192256 & LNNP09321-220198466	4 JUN 22 Rs. 1857327/- & Rs. 486970/- 4 JUN 22	GP PROPERTY NO. 50, PLOT NO. 50, KHASRA NO. 43/1, KANDRI, PARSHIVANI, NAGPUR, MAHARASHTRA & ADMEASURING 1200 SQ. FT.	PHYSICAL POSSESSION TAKEN ON 17 APR 25

Place : Jaipur Date: 21-04-2025 Authorised Officer Aavas Financiers Limited

TENDER NOTICE

Ref: Redevelopment Tender/Kalpakyalyan/25-26 Date: 21st April 2025
REDEVELOPMENT TENDER NOTICE

Request for DEMOLITION and REDEVELOPMENT Proposal
KALPA KALYAN SAHAKARI GRUHRACHANA SANSTHA MARYADIT is the lawful owner of total land admeasuring **4053.05 sq. mtrs. (43,627.03 sq.ft.)** Out of property on plot of land bearing S.No. 672(Part), 673(Part), Bibiwewadi, Pune - 411037.

The office bearers of the Society, the undersigned signatories on behalf of the Society, invite sealed offers from Real Estate Developers/Companies/ Groups having experience in development of Residential/Commercial complexes. Offers are requested for bids for Demolition and Redevelopment of our society comprising **3 Buildings** owned by the Society members on said plot of land. The Society expects Developer selected by members of the Society to carry out the proposed Redevelopment of the Society's building considering FSI/TDR/Premium FSI/Ancillary FSI along with road widening FSI /TOD/Enhancement of FSI by statutory authority, if any. The Tender document can be obtained from the Society's Project Management Consultant's Office at **D D Architects, 36, Shyamsundar Society, Navi Peth, Near Mhatre Bridge, Pune-411030. From 21st April 2025 to 17th May 2025 between 11.00 A.M. to 6.00 P.M. (excluding all Sundays).**

The tender document will be issued to the developers on payment of non-refundable fee amounting to **Rs. 60,000/- (Sixty Thousand Only)** by Demand Draft payable at Pune drawn in favor of "KALPA KALYAN CO-OPERATIVE HOUSING SOCIETY" The duly filled and sealed Tender shall be submitted on **14th June 2025 between 10.00 A.M. to 5.00 P.M.** at the following address: "Kalpalyan Sahakari Gruhrachana Sanstha Maryadit". The Society Office, S.No. 672(part), 673(part) Bibiwewadi, Pune - 411037. The Tenders will be opened on the same day of submission date i.e., **14th June 2025 at 7.00 P.M.** at a place which will be notified at the time of the submission of the tender on **14th June 2025** issued with the Sign and Seal of Chairman and Secretary of Society on **21st April 2025.**

Project Architect & Project Management Consultant
Devendra Dhare (Architect and Urban Planner) Mob : +91 9158182555
Email : devendra@ddarchitectsdesign.com

Society's Hon. Chairman Society's Hon. Secretary
Mr. Ravikant Chavan Mr. Kiran Dighe
Mob. No. +91 9422321016 Mob. No. +91 9921522270

Executive Engineer, Pradhan Mantri Gram Sadak Yojana,
Maharashtra Rural Road Development Association, Ahilyanagar

E-Tender Notice No. Ahilyanagar - 01/2025 - 2026

E-Tenders are invited as Percentage Rate Tender for Upgradation and 5 Years Maintenance of MMGSY-2 (Research and Development) Road Works in Ahilyanagar District Under Mukhya Mantri Gram Sadak Yojana for 1 Package 1 Work Total Estimated Cost Rs. 329.50 Lakh.

Detailed E-Tender Notice will be available on website
<https://www.mahatenders.gov.in> from Date - 21/04/2025

E-Tender Notice No.	Total No. of Works	Total Estimated Cost
01/2025-2026	1 Work	Rs. 329.50 Lakh

Sd/-
(A.B. Chavan)
Executive Engineer, PMGSY,
MRRDA, Ahilyanagar

move ahead with
Careers
Every Thursday in
The Indian EXPRESS & Loksatta

Invitation for Appointment of Project Management Consultant (PMC)
Shree Adinath Co-operative Housing Society Ltd.
Pune - Satara Road, Pune (Maharashtra) 411037

Invites reputed and experienced PMC for providing comprehensive services for the Redevelopment of its existing buildings of the society having an area of 54557 sq. mts. and 450+ members.

Mandatory Terms for Interested PMC firms :-

- 1) Experience of management of minimum 15 lac sq. ft. building construction.
- 2) Minimum 5 years of experience in Redevelopment Segment.
- 3) Redevelopment experience of Min. 100 Members society.

RFP is Rs. 5000/- (Non-Refundable). Last date for submission is 9th May 2025 by 5.00 PM at the Society's Office.

The Society reserves the rights to accept or reject any or all RFPs without assigning any reason thereof. For any queries or clarifications, please email us at shreedinathsoc@gmail.com or Contact below numbers.

Place : Pune Chairman Secretary
Date : 21/04/2025 **Narendra Chhajed** **Vijay Navalakha**
Mob : 9822035971 **Mob : 9922100229**

Vistaar Financial Services Pvt Ltd
Registered Office: Plot No.59 & 60- 23-22nd Cross, 29th Main BTM 2nd Stage, Bengaluru 560076. www.vistaarfinance.com

DEMAND NOTICE

NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

NOTICE is hereby given by Vistaar Financial Services Pvt Ltd (VFSP), the following borrowers who have availed loan against property from Vistaar Financial Services Pvt Ltd and failed to pay Equated Monthly Instalments (EMIs) of their loan to and that their loan account has been classified as Non-performing Assets as per the guidelines issued by Reserve Bank of India. The Borrower has provided security of the immovable property towards the loan, the details of which are described herein below. The details of the loan and the amounts outstanding and payable by the borrowers to Vistaar Financial Services Pvt. Ltd. as on date are also indicated here below. The borrower as well as the public in general are hereby informed that the undersigned being the Authorized Officer of Vistaar Financial Services Pvt Ltd, the secured creditor has initiated action against the following borrowers under the provisions of the Securitization and Reconstruction of Financial Assets and enforcement of security interest Act, 2002 (the SARFAESI Act.). If the following borrower fails to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice along with further interest and other charges if any, the undersigned will exercise any one or more of the power conferred on the Secured Creditor under sub-section (4) of Section 13 of the SARFAESI Act, including powers to take possession of the property and sell the same. The public in general is advised not to deal with property described here below.

Loan No.	Name of Borrowers and Co-Borrowers	Total Loan Outstanding (in INR)	Total Loan Outstanding As on
0072SBML01274 & 0072SBML01435	1. Mr/Mrs. Chinya Duba Khetawat (Borrower) 2. Mr/Mrs. Muthalibai Chinya Khetawat (Co-Borrower)	Rs. 21,04,785.67	08-04-2025

SCHEDULE-A [Description of the Secured Asset] - All that piece and parcel of Property No 127, Hissa No 03, admeasuring area about 700 sqft, within RCC construction thereon at village Suv, within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune-411021, Having Boundaries as:- East: Property Of Shri Satya & Sambhaji Gadhave, South : 10 Feet Road, West : Property Of Shri Raju Anna Kusare, North : Property of Shri Shinde

Loan No.	Name of Borrowers and Co-Borrowers	Total Loan Outstanding (in INR)	Total Loan Outstanding As on
0072SBML01370	1. Mr/Mrs. Uddhav Maruti Lohar (Borrower) 2. Mr/Mrs. Vidya Uddhav Lohar (Co-Borrower)	Rs. 20,20,869.28	07-04-2025

SCHEDULE-A [Description of the Secured Asset] - All that piece and parcel of Survey No.36 Hissa No 1/8 B, Having area of 810 sqft, Katraj Village Taluka Haveli, Pune - 411041. Followed by the four boundaries:- East- Balaji Rathod Property, West- 12 ft Road, South- Mane Property, North- Shinde Property

Date : 21-04-2025 For : Vistaar Financial Services Pvt Ltd, Dhule, Maharashtra Authorized Officer

Sitara
Corporate office Address : Building No. 8, Tower C, 8th Floor, DLF Cyber City, Gurugram 122002.

DEMAND NOTICE

UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 3 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

The undersigned is the Authorised Officer of Sewa Grih Rin Limited under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the 'said Borrower(s)'), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to Sewa Grih Rin Limited, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to Sewa Grih Rin Limited by the said Borrower(s) respectively.

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount
1	Loan No. H3CP00005003242 1. Mrs. Sitabai Bhaiyalal Kewat W/o Shri Bhaiyalal Kewat (Borrower) 2. Shri Bhaiyalal Bisau Kewat S/o Shri Bisau Kewat (Co-Borrower) 3. Shri Lakhman Bhaurao Bhoir S/o Shri Bhaurao Bhoir (Co-Borrower)	27-03-2025 ₹ 1,36,088/- as on 31-01-2025

Description of secured assets (Immovable Property) : Mauza Bhendla Grampanchayat Bhendla Malmatta No.136 Tehsil Mauda and District Nagpur, Maharashtra- 441104 The Boundary of the mortgaged property is as follows :- East - Former Lakhman Bhoir's House, West - Ashok Akhara House, North - Vacant land of Ashok Akhara, South- Road and Farm The area of the mortgaged property Plot is 512 sqft.

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount
2	Loan No. H3GP00005011252 1. Mrs. Tayrun Zayedali Syeed W/o Mr. Zayedali Syeed (Borrower) 2. Shri Zayedali Amir Ali Syeed S/o Shri Amir Ali Syeed (Co-Borrower) 3. Shri Anees Ali Zayed Ali Syeed S/o Shri Zayed Ali Syeed (Co-Borrower) 4. Shri Ganesh Rajesh Kagde S/o Shri Rajesh Kagde (Guarantor)	28-03-2025 ₹ 2,09,952/- as on 31-01-2025

Description of secured assets (Immovable Property) : House No. 317 Village Chandori Tehsil Bhandara District Bhandara Maharashtra. The Boundary of the Mortgaged Property is as follows :- East - House of Former Ajgar Ali Syeed, West - Bhagwat Viruskar's House, North - Uttar Rekhand Shende's House, South- Cement Road The area of the mortgaged property Plot is 735 sqft.

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount
3	Loan No. L1GP00005010219 1. Smt. Akka Mukesh Ganveer W/o Shri Mukesh Ganveer (Borrower) 2. Shri Mukesh Ganveer S/o Shri Mukesh Ganveer (Co-Borrower) 3. Shri Nilesh Mukesh Ganvir S/o Shri Mukesh Ganvir (Co-Borrower) 4. Shri Mahesh Prabhudev Bawankar S/o Shri Prabhudev Bawankar (Co-Borrower)	29-03-2025 ₹ 94,91,107/- as on 31-01-2025

Description of secured assets (Immovable Property) : House No. 187 Property No. 202 Village Ambadi Tehsil Bhandara District Bhandara Maharashtra. The Boundary of the Mortgaged Property is as follows :- East - Pauni Road, West - Ajay Ganveer's House, North - Sunil Ganveer's House, South- Sugandha Ramteki's House The area of the mortgaged property Plot is 94.86 sqft.

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount
5	Loan No. L1GP00005001662 1. Mrs. Sunita Diwakar Choudhary W/o Mr. Diwakar Choudhary (Borrower) 2. Shri Diwakar Fakira Choudhary S/o Shri Fakira Choudhary (Co-Borrower) 3. Shri Roshan Diwakar Choudhary S/o Shri Diwakar Choudhary (Co-Borrower) 4. Shri Nilesh Vinayak Nehare S/o Shri Vinayak Nehare (Guarantor)	29-03-2025 ₹ 1,65,955/- as on 31-01-2025

Description of secured assets (Immovable Property) : Gram Panchayat Nandikheda Tishri Khurd Gram Panchayat House No. 357 Mouza Tishri Khurd, Telgaon Tehsil Kalmeshwar, Nagpur Maharashtra. The Boundary of the Mortgaged Property is as follows :- East - Former Laxman Sahare's House, West - Vasudev Nimbalkar Farm, North - Raju Asole's House, South- road, The area of the mortgaged property Plot is 1162 sqft.

If the said Borrowers shall fail to make payment to Sewa Grih Rin Limited as aforesaid, Sewa Grih Rin Limited shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of Sewa Grih Rin Limited. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Place : Maharashtra Sd/- Authorised Officer
Date : 21-04-2025 For : Sewa Grih Rin Limited

GRIHUM HOUSING FINANCE LIMITED
FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD
Registered Office: 6th Floor, B Building, Ganga Trueno, Lohagaon, Pune, Maharashtra 411014

Whereas, the undersigned being the Authorised Officer of Grih Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grih Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) herein after referred as Secured Creditor of the above Corporate Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules of the Security Interest Enforcement Rules 2002 on this 16th day of April of the Year 2025. The borrowers 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 Secured Creditor the amount and interest thereon.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	JAVED KHAN AKHTER ALI KHAN, SAIMA ANJUM JAVED KHAN	All That Piece And Parcel Of Land Having Filled Survey No 49/1/A, Plot No 17 At Mauje Kasarkhed Of Admeasuring 123.97 Sq Mtrs Within The Limits Of Municipal Council Balapur Tq Balapur And Dist Akola. And Boundaries Of The Property Eastern Side - Madarsa. Western Side - Road. Northern Side - Plot Of Shaikh Najis. Southern Side - Huda School	16/04/2025	07/01/2025	Loan No. HL00601100000005017997 Rs. 944576/- (Rupees Nine Lakh Forty Four Thousand Five Hundred Seventy Six Only) payable as on 07/01/2025 along with interest @ 14 p.a. till the realization.

Place: NAGPUR Date: 21.04.2025 Sd/- Authorised Officer, Grih Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)

SBI State Bank of India, Home Loan Centre (10287), Shankar Sheth Road : 44/2B, Shankar Sheth Road, Gultekdi, Near Sharada Chambers, Pune - 411037. Tel: (020) 26308176, EMAIL: raccp.pune@sbi.co.in

DEMAND NOTICE

A notice is hereby given that the following Borrowers have defaulted in the repayment of principal and interest of the loans facility obtained by them from bank and loans have been classified as **Non Performing Assets (NPA)**. The notices were issued to them under Section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned un-served and such they are hereby informed by way of this public notice.

Sr. No.	Name of the Borrower	Details of Properties/ Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount outstanding (As on the date of notice)
1.	Mr. Karan Dinesh Surana (Borrower) 1) Flat No.204, 2nd Floor, Building-B, Wing- B1, "Evolet Tiara", CTS.No.423, Mangalwar Peth, Pune-411011. 2) 79/81, Jedhe Chambers 1st Floor, Near Panchmukhi Maruti, Gururwar Peth, Pune -411042. Home Branch-Pune City A/C No. 40594813545 Home Loan A/C No. 40594813828 Surksha	All that piece and parcel of property bearing Flat No.204, on 2nd Floor, in the Building No. 'B' Wing 'B1' Project known as "Evolet Tiara", admeasuring area 51 sq. mtrs. (Carpet 41.65 sq. mtrs. + Balcony 9.12 sq. mtrs. total 78 mtrs.) i.e. 546 sq. ft. carpet and built-up area 71 sq. mtrs. i.e. 765 sq. ft. with One Car Park in Stack Parking; 4 Wheeler, Land bearing C.T.S. No.423, TPS II, FP 28-A1 and 28-A2, at Mangalwar Peth, District-Pune within the limits of Pune Municipal Corporation Property owned by Mr. Karan Dinesh Surana	26.03.2025	25.03.2025	Rs.67,13,280.00 (Rupees Sixty Seven Lakhs Thirteen Thousand Two Hundred and Eighty Only) as on 26.03.2025 with further interest and incidental expenses, costs
2.	Mrs. Priyanka Sharma Wife of Rakesh Kumar (Borrower) Mr. Rakesh Kumar (Borrower) 1) Flat No.1904, 19th Floor, Building No. 'E' Scheme "Mystic" Project "Megapolis" Maan, Taluka-Mulshi, Pune-411057. 2) 412, Ranjiv Enclave, Sarpanch Colony, Village Choura, Tehsil & Dist.-Patiala, Punjab -147002. Home Branch - Dattawadi A/C No. 35660760528 Home Loan Maxgain	All that piece and parcel of property bearing Flat No.1904, admeasuring carpet area 74.26 sq. mtrs. on the 19th Floor, in Building No. 'E', Type-2A, Scheme Name "MYSTIC" Project named as "MEGAPOLIS", Land bearing Plot No.1/1, 1/2, 1/3, 1/4, in the Rajiv Gandhi Infotech Park Hinjewadi, within the Village limit of Maan, Taluka-Mulshi, District-Pune and outside limits of Pimpri Chinchwad Municipal Corporation Property owned by Mrs. Priyanka Sharma and Mr. Kumar Rakesh.	02.04.2025	31.03.2025	Rs. 43,20,245.00 (Rupees Forty Three Lakh Twenty Thousand Two Hundred and Forty Five Only) as on 02.04.2025 with further interest and incidental expenses, costs
3.	Mr. Naveen Vasudeva Murthy (Borrower) Mrs. Bhuvana Naveen Murthy (Borrower) 1) Flat No.304, 3rd Floor, Wing 'A' "EPIC", Gat No. 1102, Wagholi, Pune-412207. 2) R/o No.2145/3, Mathrushree Nilaya 8 Main D Block Rajaji Nagar, Bangalore-560010. Home Branch-University Road A/C No.35748140347 Home Loan Maxgain	All that piece and parcel of property bearing Flat No.304, admeasuring area 464 sq. ft. i.e. 43.11 sq. mtrs. (Carpet) and attached Terrace area 72 sq. ft. i.e. 6.68 sq. mtrs. Situated on the 3rd Floor, in Wing 'A' in the building named "EPIC" and also allotted open Car Parking Space, land bearing Gat No.1102 (New)corresponding (old Gat No.1608), Village Wagholi, Taluka-Haveli, District- Pune Property owned by Mr. Naveen Vasudeva Murthy and Mrs. Bhuvana Murthy	06.03.2025	28.02.2025	Rs.22,29,312.00 (Rupees Twenty Two Lakh Twenty Nine Thousand Three Hundred and Two Only) as on 06.03.2025 with further interest and incidental expenses, costs

The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The borrowers 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. Kindly treat all the earlier notice issued 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in respect of captioned account as withdrawn.

Sd/-
Authorised Officer
SBI HLC Shankar Sheth Road Pune

Date : 21/04/2025
Place : Pune

TATA
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 2nd Floor, Shree Arcade, House No. 186, Plot No. 130/19, Red Cross Road, Gandhi Square, Sadar, Nagpur - 440001

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 22-05-2025 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 22-05-2025. 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 21-05-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 2nd Floor Shree Arcade House No. 186, Plot No. 130/19, Red Cross Road, Gandhi Square, Sadar, Nagpur - 440001

The sale of the Secured Asset/ Immoveable 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 Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession	Outstanding Amount
1	TCHHF027500010018726 & TCHIN0275000100188012	Mr. Ajay Vijay Shrivastav Mrs. Nikita Utamrao Kale	Rs. 15,16,397/- (Rupees Fifteen Lakh Sixteen Thousand Three Hundred and Ninety Seven Only) is due and payable by you under Agreement no. TCHHF027500010018726 and an amount of Rs. 72,372/- (Rupees Seventy Two Thousand Three Hundred and Seventy Two Only) is due and payable by you under Agreement no. TCHIN0275000100188012 totalling to Rs. 15,88,769/- (Rupees Fifteen Lakh Eighty Eight Thousand Seven Hundred and Sixty Nine Only) 05-02-2024	Rs. 23,32,760/- (Rupees Twenty Three Lakh Thirty Two Thousand Seven Hundred Sixty Only)	Rs. 2,33,276/- (Rupees Two Lakh Thirty Three Thousand Two Hundred Seventy Six Only)	Physical	Rs. 17,95,505/- (Rupees Seventeen Lakh Ninety Five Thousand Five Hundred Fifty Only) is due and payable by you under Agreement no. TCHHF027500010018726 and an amount of Rs. 92,625/- (Rupees Ninety Two Thousand Six Hundred Twenty Five Only) is due and payable by you under Agreement no. TCHIN0275000100188012 totalling to Rs. 18,88,130/- (Rupees Eighteen Lakh Eighty Eight Thousand One Hundred Thirty Only) as on 14-04-2025

Description of the Immoveable Property: All that R.C.C. Superstructure bearing Residential Flat No. 210 covering Built up Area of 54,180 Sq. Mtrs. (583.194 Sq. Fts.) on Second Floor in Block No. S-10 in Wing -I, in the Building named and style as "Rajal Enclave" together with 0.885% undivided Share and Interest in All that piece and parcel of Non-Agricultural land admeasuring 0.405 Hectare bearing Kharsa No. 2021-A (New) Mouza Zingabai Takli, P. H. No. 11 And All that piece and parcel of Non-Agricultural land admeasuring 0.405 Hectare bearing Kharsa No. 2021-B (New) Mouza Zingabai Takli, P. H. No. 11 Both Situated at Mouza Zingabai Takli, City Survey No. 461, Sheet No. 552/72, bearing Nagpur Municipal Corporation House No. 744/D/1-A/SF/210, Ward No. 61, Situated at Zingabai Takli, Koradi Road, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tehsil and District Nagpur.

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 Immoveable 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 22-05-2025 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 Immoveable Property shall be as to again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immoveable 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