

POSSESSION NOTICE
(for immovable property)

Whereas,
The undersigned being the Authorized Officer of SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029) (formerly known as INDIABULLS 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 Demand Notice dated 31.05.2022 calling upon the Borrower(s) KISHORE SHRIDHAR PAGARE ALIAS KISHORE S PAGARE, RAKHI KISHOR PAGARE AND SHRIDHAR KANDUJI PAGARE ALIAS SHRIDHAR K PAGARE to repay the amount mentioned in the Notice being Rs. 7,65,041.99 (Rupees Seven Lakhs Sixty Five Thousand Forty One And Paise Ninety Nine Only) against Loan Account No. HHLBAD00446369 as on 11.05.2022 and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(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 Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 28.04.2025.

The Borrower(s) 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 SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) for an amount of Rs. 7,65,041.99 (Rupees Seven Lakhs Sixty Five Thousand Forty One And Paise Ninety Nine Only) as on 11.05.2022 and interest thereon.

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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT No. 003, GROUND FLOOR, TYPE A-1, ADMEASURING 190 SQ. FT., CARPET AREA, IN THE BUILDING NO. 32, TYPE-A-1, IN THE BUILDING KNOWN AS "PODDAR NAVJEEVAN", BEING LYING ON THE PLOT OF LAND BEARING QLS S. NO. 208/5 & NEW S. NO. 172/5, AND SITUATE AT VILLAGE ATGAON, TAL. SHAHAPUR DISTRICT THANE, TANSI ROAD, ATGAON, THANE, MAHARASHTRA-421605.

Date : 28.04.2025
Place : THANE

Authorised Officer
SAMMAAN CAPITAL LIMITED
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

PUBLIC NOTICE

The General Public is hereby informed that my client is intending to purchase the below mentioned schedule of property from its owner Mr. Dilip Ganesh Vartak.

If anybody is having any objection, claim, interest, dispute for the above intended sale transaction or any persons claiming an interest in the said property or any part thereof by way of sale, gift, lease, inheritance, exchange, mortgage, charge, lien, trust, possession, easement, attachment or otherwise he/she/they may contact the undersigned with the documentary proof substantiating his/her/their objections/claims/details of dispute/s within 14 days from the date of this publication, failing which, my client will proceed to complete the sale transaction with the above owner as if there are no third party claims/objections/disputes in respect of the Schedule Property and thereafter no claims/objections/disputes will be entertained.

SCHEDULE

All that piece and parcel of the agricultural property bearing Gut No. 85 admeasuring area 1-37-70 Hect. Are., having assessment of Rs. 1.50 Ps., lying, being and situated at Village Kapashi, Taluka and Taluka Panchayat Samiti Dahanu, Zilha and Zilha Parishad Palghar and within the jurisdiction of Sub-Registrar Dahanu. Sd/-
Adv. Mohan Kirtikumbar Vanjari (Advocate of Purchaser)

Date : 07/10/2024
Office Address :
M. V. Law Associates, B/2, 1st Floor, Building No. 2, Kety Nagar, Dahanu Road West, Tal. Dahanu, Dist. Palghar, Maharashtra

BRIHANMUMBAI MUNICIPAL CORPORATION

Chief Engineer (Building Maintenance) Department
No. ExeEng/HQ/598/Maint Dt. 2 May 2025

Short E-Tender Notice (Re-invitation)

Department	Chief Engineer (B.M.)
Sub Department	E.E.(H.Q.)
Subject	Triennial maintenance contract for regular & comprehensive maintenance of various Heritage monuments and statues in the Fort Heritage Precinct, Mumbai
Bid No.	2025_MCGM_1176023
Estimated Cost of Work (Item Rate)	
E.M.D. in Rs.	Rs. 2,08,000/-
Bid Start Date & Time	03.05.2025 at 10:00 Hrs.
Bid End Date & Time	08.05.2025 at 10:00 Hrs.
Website	http://mahatenders.gov.in
Contact Officer	Shri. Sanjay Golatkar / Shri Sudarshan Shirsath
Land line No.	022 227540909
Mobile No	09869442457 / 7738227389
Email	3879579@mcgm.gov.in / 4390439@mcgm.gov.in

Sd/-
Executive Engineer (Head Quarter)

PRO/299/ADV/2025-26

Fever? Act now see your doctor for correct & complete treatment

PUBLIC NOTICE

NOTICE is hereby given to the public at large that our client is investigating the right, title and interest of R House Realty Private Limited ("Developer") to develop the said Land (defined below) and to sell, on ownership basis, the premises / apartments on the 11th and 12th floors ("Apartments") of the building known as "Ruparel House" ("Building") being constructed on the land bearing C. S. No. 246 of the Malabar and Cumballa Hill Division situated at Ridge Road, Malabar Hill, Mumbai ("said Land"), together with the exclusive right to use 8 (eight) car parking spaces ("Car Parking Spaces") in the basement / podium of the Building. The Apartments and Car Parking Spaces are more particularly described in the Schedule hereunder written.

Accordingly, any and all person's having any claim or demand in respect of or concerning the right of the Developer to develop the said Land and to sell the Apartments, on ownership basis, whether such claim or demand arise out of or be by way of inheritance, sale, transfer, share, mortgage, pledge, charge, lease, lien, assignment, tenancy, gift, exchange, encumbrance, family arrangement/settlement, bequest, succession, maintenance, easement, trust, possession, decree or order of any court of law, contracts/agreements/ memorandum of understandings, letter of intent/ heads of terms, development rights, joint venture agreement, partnership, right of way, its pendens, reservation, power of attorney, option, right of first refusal, preemption or any liability or any commitment or otherwise of whatsoever nature is/are hereby required to make the same known in writing to us at our office at the below-mentioned address within a period of 14 (fourteen) days from the date of publication of this notice, failing which it shall be deemed to have been waived for all intents and purposes and not binding on our client and our client shall complete the transaction without reference/ regards to any such claim.

Kindly note that in the event no claim/s is/are received prior to the expiry of the aforesaid period then in such event all such rights, claims and demands shall be deemed to have been waived and it shall be considered that the Developer is absolutely entitled to the Apartments, and thereafter all such claims, demands or rights shall be deemed to be not binding on our clients, who shall accordingly be entitled to complete purchase of the Apartments, without reference/regards to the same.

THE SCHEDULE ABOVE REFERRED TO

(i) (a) Flat No. 1101 admeasuring 1,524.29 square feet equivalent to approximately 141.61 square meters (comprising of RERA carpet area and the exclusive balcony, verandah and terrace area) and (b) Flat No. 1102 admeasuring 2,328.04 square feet equivalent to approximately 216.28 square meters (comprising of RERA carpet area and the exclusive balcony, verandah and terrace area), admeasuring, in aggregate, 3,884.9 square feet equivalent to approximately 360.92 square meters (inclusive of an internal wall admeasuring 32.57 square feet separating the flats) on the 11th floor and (ii) (a) Flat No. 1201 admeasuring 1,310.73 square feet equivalent to approximately 121.77 square meters (comprising of RERA carpet area and the exclusive balcony, verandah and terrace area) and (b) Flat No. 1202 admeasuring 3,292.49 square feet equivalent to approximately 305.88 square meters (comprising of RERA carpet area and the exclusive balcony, verandah and terrace area), admeasuring, in aggregate, 4,611.7 square feet equivalent to approximately 428.44 square meters (inclusive of an internal wall admeasuring 8.48 square feet separating the flats) on the 12th floor, both of the building known as "Ruparel House" being constructed on land bearing C.S. No. 246 of the Malabar and Cumballa Hill Division admeasuring 1722.60 square meters or thereabouts situate at Ridge Road, Malabar Hill, Mumbai, together with the exclusive right to use 8 (eight) car-parking spaces, in aggregate, in the basement / podium of the Building. The land is bounded as follows:
On or towards the North: Manavi Apartments and Aarti Apartments
On or towards the South: Dikshub Building and Godrej Compound
On or towards the East: Ridge Road / B.G. Kher Marg
On or towards the West: Government Bungalow

Dated this 3rd day of May, 2025.

Sd/-
Ms. Anuja Keddia
Senior Partner
Messrs. Parinam Law Associates,
13th floor, Express Towers,
Nariman Point, Mumbai 400021

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703
By All Permissible Mode

RP No. 29 OF 2024 Date of Auction Sale: 23/06/2025

PROCLAMATION OF SALE: IMMOVABLE PROPERTY

PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993

STATE BANK OF INDIA
VS
MR. M/S. PIOMA PLASTIC INDUSTRIES. & ORS.

To.
CD- 1. M/S. Pioma Plastic Industries:-Residing At: - R-326, Rabale MIDC Thane Belapur Road, Navi Mumbai.

Also At:- Gala No. 13 & 14 Vardhaman Industries Estate Village Met Taluka Wada, District Thane.
Also At:- Plot No. 9 R B Sharma Industrial Estate, Mumbai Nashik Road, Asangaon West, Taluka Shahapur, Thane, Maharashtra-400701.
CD-2. Mr. Pratul B Shah, Residing At:- A-203, Lotus Building, Whispering Meadows, Model Town, Mulund West, Mumbai-400080.
CD-3. Mrs. Bhavna H Shah, Residing At:- A-203, Lotus Building, Whispering Meadows, Model Town, Mulund West, Mumbai-400080.
CD-4. Mrs. Vaishali P Shah, Residing At:- A-203, Lotus Building, Whispering Meadows, Model Town, Mulund West, Mumbai-400080.
CD-5. Mr. Pradeep B Shah (Through Their Legal Heir)
CD-5. A. Mrs. Jyoti Pradeep Shah.
CD-5. B. Mr. Chintan P Adeep Shah.

Residing At:- A-101, Lotus Building, Whispering Meadows, Model Town, Mulund West, Mumbai-400080.
CD-6. Mr. Hemant B Shah, Residing At:- A-201, Lotus Building, Whispering Meadows, Model Town, Mulund West, Mumbai-400080.
CD-7. Mr. Anup B Shah, Residing At:- A-103, Lotus Building, Whispering Meadows, Model Town, Mulund West, Mumbai-400080.
CD-8. Mr. Shailesh B Shah, Residing At:- A-501, Lotus Building, Whispering Meadows, Model Town, Mulund West, Mumbai-400080.
CD-9. Mrs. Rekha Shah, Residing At:- A-501, Lotus Building, Whispering Meadows, Model Town, Mulund West, Mumbai-400080.
CD-10. Mrs. Jyoti Shah, Residing At:- A-101, Lotus Building, Whispering Meadows, Model Town, Mulund West, Mumbai-400080.
CD-11. M/S. Fine Print, Residing At:- R-326, Rabale Midc, Thane Belapur Road, Navi Mumbai.

Also At:- Gala No. 1, 2 & 3, Vardhaman Industrial Estate, Village Met, Taluka Wada, District Thane- 421303.

Whereas Recovery Certificate No. RC NO. 29 OF 2024 in OA NO. 708 of 2014 was drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) for the recovery of the sum of Rs.91,93,834.00 (Rupees Nine Crore Ninety One Lakh Ninety Three Thousand Eight Hundred Thirty Four Only) along with interest and the costs from the CD, and you, the CD, failed to pay the dues of the Certificate Holder Bank(s)/Financial Institution(s).

And whereas the undersigned has ordered the sale of the Mortgage/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate

Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 23/06/2025 between 01:00: PM to 02:00: PM by auction and bidding shall take place through Online through the website: <https://www.bankauctions.com>. The details of authorised contact person for auction service provider is, Name: C1 India Pvt Ltd. Mr. Bhavik Pandya, Mobile no. - 886662937, Email- maharashtra@c1india.com.

The details of authorised bank officer for auction service provider is, Name MR. AVNISH KUMAR SRIVASTAVA, Mobile No.8209324199 Email:-team7.15859@sbi.co.in

The sale will be of the properties of the debtors/CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot.

The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate+ interest+costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned.

At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.

The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions:

- The particulars specified in the annexed schedule 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 the proclamation.
- The Reserve Price below which the property shall not be sold is as mentioned in the schedule.
- The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.
- The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
- Each intending bidder shall be required to pay Earnest Money Deposit (EMD) by way of OD/Pay order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) or by Online through RTGS/NEFT directly into the Account No.1043010022945 the name of BANK OF BARODA of having IFSC Code No. BARB0VSHIX and upload bid form details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other document, confirming representation/ attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

The Earnest Money Deposit(EMD), Reserve Price and Bid Increase, be fixed as follows:				
Sr No	Details Of Property	EMD Amount (In Rs)	Reserve Price (In Rs)	Bid Increase in the multiple of (In Rs)
1	Gala No.1 Plot No.9,R.B.Sharma Industrial Estate,Village-Asangaon, Mumbai-Nashik Road, Tal Shahpur, Dist Thane-421601.Along With Structure There On.Plot Boundaries: East : By Open Plot & Mumbai Nashik Highway, West : By D.P. Road & Prasad Plastic, North : By D.P. Road & Clearsep Co., South: By Arara Company	3,19,000/-	31,82,000/-	25,000/-
2	Gala No.1 Plot No.9, - Movables - Plant & Machinery	4,000/-	40,000/-	1,000/-
3	Gala No.13&14, Gat No.123 (1), Vardhaman Industrial Estate, Met Village, Tal-Wada, District-Thane.Plot Boundaries:East: By Bhiwandi Wada Road, West : By Open Plot, North : By Open Plot,South: By Open Plot	4,000,000/-	40,000,000/-	25,000/-
4	Gala No. 13 & 14, Movables- Plant & Machinery	5,000/-	50,000/-	1,000/-

EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. It is the sole responsibility of the bidder to have an active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) @2% up to Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT -II). In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

The property shall be resold, after the issue of fresh proclamation of sale. Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3).

The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained. In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where is and as is what is" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason.

Details of the Proclamation of sale can be viewed at the website-www.drt.gov.in

Schedule of Property				
Lot No	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrance to which the property is liable	Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value
1	Gala No.1plot No.9,R.b.sharma Industrial Estate,Village-Asangaon, Mumbai-Nashik Road, Tal Shahpur, Dist Thane-421601.Plot Boundaries: East : By Open Plot & Mumbai Nashik Highway, West : By D.P. Road & Prasad Plastic, North : By D.P. Road & Clearsep Co.,South: By Arara Company	Not Known	Not Known	Not Known
2	Gala No.1 Plot No.9, - Movables - Plant & Machinery	Not Known	Not Known	Not Known
3	Gala No.13&14, Gat No.123 (1), Vardhaman Industrial Estate, Met Village, Tal-Wada, District-Thane.	Not Known	Not Known	Not Known
4	Gala No. 13 & 14, Movables-Plant & Machinery Plot Boundaries: East: By Bhiwandi Wada Road, West : By Open Plot, North : By Open Plot,South: By Open Plot	Not Known	Not Known	Not Known

Note: As on Auction Date i.e. 23/06/2025, The total amount of Rs. 28,68,73,667/- is outstanding against the CDs. Date of inspection of the properties as mentioned above has been fixed as 17/06/2025 between 11AM to 4PM. Last date of receipt of bids been fixed as 19/06/2025 up to 4:30pm.

Given under my hand and seal of the Tribunal on date 23.04.2025

(DEEPA SUBRAMANIAN)
RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

Possession Notice (For Immovable Property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infiline Housing Finance Ltd.) (IIFL-HFL) 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, a Demand Notice was issued by the Authorised Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount, notice is hereby given to the borrower 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(1) 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 IIFL HFL 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. If the borrower clears the dues of the "IIFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets.

Name of the Borrower(s) / Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Devendralal Nandlal Pujari, Mrs. Ashvini Devendralal Pujari, (Prospect No. 907797)	All that piece and parcel of Flat No 506, 5th Floor, Bldg No. 15, Daffodi A, Nisarg Greens Phase II A, Plot No. RH 1, Cabin Road, Ambarnath, Thane-421501, Maharashtra, India. Area Admeasuring (In Sq.ft.): Property Type: Carpet Area, Super Built Up Area, Property Area: 424.00, 829.00	Rs.4334134/- (Rupees Forty Three Lakh Thirty Four Thousand One Hundred and Thirty Four Only)	10-04-2025	28-04-2025

For further details please contact to Authorised Officer at Branch Office: IIFL House, Sun Infotech Park Road No.16F, Plot No.B-23, Thane Industrial Area, Wagle Estate, Thane-400604 or Corporate Office: IIFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana.

Place: Thane, Date: 03-05-2025 Sd/- Authorised Officer, For IIFL Home Finance Ltd.

TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building 'A' 4th Floor, Off Pokhran Road No.2, Behind TCS, Thane (W) 400 607.

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 20-05-2025 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 Auction at 2.00 PM on the said 20-05-2025. The sealed envelope containing Demand Draft of TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building 'A' 4th Floor, Off Pokhran Road No.2, Behind TCS, Thane (W) 400 607.

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	Type of possession	Outstanding as on 25-04-2025
1	TCHIN0687001000946 21 & TCHHL0687001000940 15	MR. KANCHAN CHANDRAKANT JHA Mrs. NIVINA CHANDRAKANT JHA	Rs. 1889091/- is due and payable by you under loan account No TCHHL068700100094015 and amount of Rs. 104616/- is due and payable by you under loan account No TCHIN068700100094621 totalling to Rs. 1993707/- (Rupees Nineteen Lakh Ninety Three Thousand Seven Hundred Seven Only)	Rs. 20,000,000/- (Rupees Twenty Lakh Only)	Rs. 2,00,000/- (Rupees Two Lakh Only)	Physical	Rs. 2312532/- (Rupees Twenty Three Lakh Twelve Thousand Five Hundred Thirty Two Only) is due and payable by you under Agreement no. TCHHL068700100094015 and an amount of Rs. 137054/- (Rupees One Lakh Thirty Seven Thousand Fifty Four Only) is due and payable by you under Agreement no. TCHIN068700100094621 totalling to Rs. 2449586/- (Rupees Twenty Four Lakh Forty Nine Thousand Five Hundred Eighty Six Only)
			15-11-2023				
2	9937602	MR. DEVENDRA SHASHIKANT PATIL MRS. PRITI DEVENDRA PATIL	Rs. 8,78,569/- (Rupees Eight Lakh Seventy Eight Thousand Five Hundred Sixty Nine Only)	Rs. 18,000,000/- (Rupees Eighteen Lakh Only)	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)	Physical	Rs. 1011143/- (Rupees Ten Lakh Eleven Thousand One Hundred Forty Three Only)
			15-05-2024				
3	TCHIN06830010014413 2 & TCHHL0683001001421 72	Mr. Dhanjay Shahu Mrs. SANITRA DEVI	Rs. 2335179/- (Rupees Twenty Three Lakh Thirty Five Thousand One Hundred Seventy Nine Only) is due and payable by you under Agreement no. TCHHL068300100142172 and an amount of Rs. 250253/- (Rupees Two Lakh Fifty Thousand Two Hundred Fifty Three Only) is due and payable by you under Agreement no. TCHIN0683001001441321 totalling to Rs. 2585432/- (Rupees Twenty Five Lakh Eighty Five Thousand Four Hundred Thirty Two Only)	Rs. 20,000,000/- (Rupees Twenty Lakh Only)	Rs. 2,00,000/- (Rupees Two Lakh Only)	Physical	Rs. 295637/- (Rupees Two Thousand Six Hundred Thirty Seven Only) is due and payable by you under Agreement no. TCHIN068300100144132 and an amount of Rs. 2672447/- (Rupees Twenty Six Lakh Seventy Two Thousand Four Hundred Forty Seven Only) is due and payable by you under Agreement no. TCHHL068300100142172 totalling to Rs. 2968084/- (Rupees Twenty Nine Lakh Sixty Eight Thousand Eighty Four Only)

Description of the Immovable Property: All that piece and parcel of the Flat No. 306, admeasuring about 34.33 Sq. Mtrs Carpet Area On the 3rd Floor, C-Wing, in Brooklyn Park, Phase-IV, of Brooklyn Park, Village Dingre, Taluka Vasai, Virar (West), Palghar District, Maharashtra- 401303.

Description of the Immovable Property: All that piece and parcel of the Schedule - A All those piece and parcel of land bearing Survey No. 226, Hissa No. 3(Part), admeasuring 915.12 Square Meters assessed at Rs. 76.00 Paise, lying being and situated at village Naringi, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

Schedule - B Shop No. 12, on the Ground Floor, admeasuring 392 Square Feet (Super Built up area) i.e. 36.43 Sq. Meters area, in the building known as "Sumangal Apartment" constructed on land bearing Survey No. 226, Hissa No. 3 (Part), admeasuring 915.12 Square Meters, lying, being and situated at Village Naringi, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

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 20-05-2025 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 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 bidder 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 13-05-2025 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, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 Email - info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No.8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://url.li/xelzbb> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: Mumbai
Date: 03-05-2025

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd.

PUBLIC NOTICE

The General Public is hereby informed that my client is intending to purchase the below mentioned schedule of property from its owners 1. Mrs. Nina Arun Vartak, 2. Mr. Amit Arun Vartak, 3. Mr. Rohit Arun Vartak, 4. Mrs. Samta Shrikant Saaji, 5. Mr. Dilip Ganesh Vartak, 6. Mr. Vasant Ganesh Vartak, 7. Mrs. Nilima Subhash Save.

If anybody is having any objection, claim, interest, dispute for the above intended sale transaction or any persons claiming an interest in the said property or any part thereof by way of sale, gift, lease, inheritance, exchange, mortgage, charge, lien, trust, possession, easement, attachment or otherwise he/she/they may contact the undersigned with the documentary proof substantiating his/her/their objections/claims/details of dispute/s within 14 days from the date of this publication, failing which, my client will proceed to complete the sale transaction with the above owner as if there are no third party claims/objections/disputes in respect of the Schedule Property and thereafter no claims/objections/disputes will be entertained.

SCHEDULE

All that piece and parcel of the agricultural property bearing Gut No. 23