

VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower / Mortgagee (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited. The same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontng.net>

S.N	Account No. and Name of borrower, co-borrower, Mortgagors	Date & Amount as per Demand Notice Us 13(2) & Date of Physical Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	LP000000046738 & LP000000067224 Nilesh Sidram Darekar (Borrower), Sidram Ramachandra Darekar (Co-Borrower), Shobha Sidram Darekar (Co-Borrower), Mahesh Sidram Darekar (Co-Borrower), Umakant Rajkumar Darekar (Guarantor)	Demand Notice Date: 21-Feb-2022 & Amt Rs. 2897139 & Rs.196183 as on 5-Feb-2022 + Interest Cost etc. & 28-Sep-2022	Shop No 1, 2, 3, Ground Floor, Laxmi Heights Sr No 97 /6c, Gopalpatti Nr Hotel Neha Garden Manjri BK, Haveli, Pune, Maharashtra, 412307	Rs. 3877632/- Rs. 387763/-	12-03-2024 Timings 11:00 AM to 4:00 PM, 11-03-2024 up to 5:00 PM, 08-03-2024
2	LP00000005194 & LP000000016122 Anil Namdeo Chavan (Borrower), Vaishali Sandeep Chauhan (Co-Borrower), Rupali Anil Chavan (Co-Borrower), Sandip Namdeo Chavan (Co-Borrower)	Demand Notice Date: 17-Nov-2022 & Amt Rs. 2661785 & Rs.1271230 as on 5-Nov-2022 + Interest Cost etc. & 25-Jan-2023	Gat No-254/Hissa No.-3(P)/Office No.3/1, 1st Floor,Konde Building,Near Cheladi Phata, Nasarapur, Bhor, Maharashtra-412206	Rs. 4224960/- Rs. 422496/-	12-03-2024 Timings 11:00 AM to 4:00 PM, 11-03-2024 up to 5:00 PM, 08-03-2024
3	LP000000004863 Naresh Bansiram Mahapure (Borrower), meena Bansiram Mahapure (Co-Borrower)	Demand Notice Date: 19-Jul-2022 & Amt Rs. 2119707 as on 5-Jul-2022 + Interest Cost etc. & 23-Aug-2023	Flat no 6 , 3rd floor Shri G vihar Apartment Sr No 1315 Lane no 1 Plot no 18 Morya Park 60 feet road Pimple gurav Haveli Maharashtra 411061	Rs. 1822500/- Rs. 182250/-	12-03-2024 Timings 11:00 AM to 4:00 PM, 11-03-2024 up to 5:00 PM, 08-03-2024
4	HL0000000001870 Jyoti Santosh More (Borrower), Rahul Bhagaji Jadhav (Co-Borrower)	Demand Notice Date: 22-Jun-2022 & Amt Rs. 3633541 as on 5-Jun-2022 + Interest Cost etc. & 20-Dec-2022	Flat No 606 6th Floor Swapna, Shrushti Sr.No.50/15/1, Opp Singhad College Nr Bom, Narhe, Pune City, Maharashtra-411041	Rs. 1548396/- Rs. 154840/-	12-03-2024 Timings 11:00 AM to 4:00 PM, 11-03-2024 up to 5:00 PM, 08-03-2024
5	HL0000000017609 Amol P Khandve (Borrower), Supriya Amol Khandve (Co-Borrower)	Demand Notice Date: 19-May-2022 & Amt Rs. 1895783 as on 5-May-2022 + Interest Cost etc. & 15-Mar-2023	Flat no 207, 2nd Floor Jadhav Complex S No 272 Hissa no 2/3/2 Sathe Wastilane no 2 Nr Uthreshwar Tarun Mandal Lohgaon Pune City Maharashtra 411047	Rs. 1297620/- Rs. 129762/-	12-03-2024 Timings 11:00 AM to 4:00 PM, 11-03-2024 up to 5:00 PM, 08-03-2024
6	HL0000000018088 Amol P Khandve (Borrower), Supriya Amol Khandve (Co-Borrower)	Demand Notice Date: 19-May-2022 & Amt Rs. 1883436 as on 5-May-2022 + Interest Cost etc. & 15-Mar-2023	Flat no 201, 2nd Floor Jadhav Complex S No 272 Hissa no 2/3/2 Sathe Wastilane no 2 Nr Uthreshwar Tarun Mandal Lohgaon Pune City Maharashtra 411047	Rs. 1287900/- Rs. 128790/-	12-03-2024 Timings 11:00 AM to 4:00 PM, 11-03-2024 up to 5:00 PM, 08-03-2024
7	HL0000000008726 & LP0000000008906 Sameer R Rathod (Borrower), Priti Manik Tribhuvan (Co-Borrower)	Demand Notice Date: 8-Mar-2019 & Amt Rs. 1914860 as on 28-Feb-2019 + Interest Cost etc. & 31-Oct-2019	Flat No UG-5, Upper Ground Floor, A Wing, Suraj Complex Sr. No. 16/4/2, Nr.Sai Siddhi Chowk & Saiswakiran Hospital, Ambegaon BK, Pune-411046	Rs. 1685813/- Rs. 168581/-	12-03-2024 Timings 11:00 AM to 4:00 PM, 11-03-2024 up to 5:00 PM, 08-03-2024

1. All interested parties / bidders are requested to visit the website <https://sarfaesi.auctiontng.net>. For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontng). Address: Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad - 380 006 Gujarat (India). Contact Person: Mr. Ram Sharma Contact number: 8000223297/9265562818/9265562821/079-6813 6842/6869 email id: rampasad@auctiontng.net, support@auctiontng.net

2. For further details on terms and conditions please visit <https://sarfaesi.auctiontng.net> to take part in e-auction.

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date : 26.02.2024
Place : Pune

Authorised officer
Vastu Housing Finance Corporation Ltd

KOTAK MAHINDRA BANK LIMITED

Corporate Identity No. L6510MH1985PLC038137
Registered office : 27BK, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400 051, Maharashtra
Regional Office : Kotak Mahindra Bank Ltd. 4th Floor, Nyati untre, Nagar Road, Pune-411 006, Maharashtra.

PUBLIC NOTICE FOR AUCTION CUM SALE

Please treat this as a fresh notice which is hereby given to the public in general and in particular to the Borrower / Co-Borrower / Guarantor that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd., the PHYSICAL POSSESSION of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd., will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s. C1 India Pvt. Ltd. i.e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

Loan Account Nos.	561681365 , OD15967209
Name of the Borrower(s) / Guarantor(s) / Mortgagee(s):	(1) M/s. Shree Prakash Tara Trading & Co., (2) Mrs. Trupti Rupesh Lodha (3) Mr. Rupesh Lodha.
Demand Notice Date & Amount / (13) Notice Date & Amount:	09.04.2018 & ₹ 73,35,144.16 (Rs. Seventy Three Lakhs Thirty Five Thousand One Hundred Forty Four & Sixteen Paise Only) as on 06.04.2017
Description of Property	Office No. 213, 217, 2nd Floor & Office No. 303, 3rd Floor, Mahalaxmi Market, CTS No. 3201, Sr. No. 567/2A/1, Plot No. E43, Market Yard, Bibwevadi-411 037, Pune.
Reserve Price (In ₹)	₹ 96,53,580/- (Rs. Nine Lakh Sixty Five Thousand Three Hundred Fifty Eight Only)
Earnest Money Deposit (In ₹)	₹ 8,65,358/- (Rs. Eight Lakh Sixty Five Thousand Three Hundred Fifty Eight Only)
Date of inspection of immovable properties	15.03.2024 from 11.00 a.m. to 12.00 p.m.
Date / Time of Auction	20.03.2024 from 02.00 p.m. to 03.00 p.m.
Bid Incremental Amount	₹ 1,00,000/- (Rs. One Lakh Only)
Last Date for Submission of Offers / EMD	19.03.2024 till 5.00 p.m.

IMPORTANT TERMS & CONDITIONS OF SALE : (1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. <https://www.bankauctions.com> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers / bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-auction, the prospective bidders may contact the M/s. C1 India Pvt. Ltd. Department of our e-Auction Service Partner Mr. Vinod Chauhan, through Tel. No. : +91 7291971124, 25, 26, Mobile No. : 9813887931 & E-mail ID: delhi@bankauctions.com & support@bankauctions.com; (4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent enquiries regarding the encumbrance, title of properties put on e-Auction and claims / right / dues / affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues; (5) For participating in the e-Auction, intending purchasers / bidders will have to submit / upload in the Web Portal (<https://www.bankauctions.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of "Kotak Mahindra Bank Limited" payable at Pune along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. The Borrower (s) / Mortgagee(s) / Guarantor(s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE 6 (2), 8 (6) & 9 (1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with upto date interest & expenses within **Fifteen** days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower / guarantors / mortgagors pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, kindly visit our official website <https://www.kotak.com/en/bank-auctions.html> or contact the Authorised Officer Mrs. Shweta Kamath, Email ID : Shweta.Kamath@kotak.com or representative@small.deshmukh@kotak.com or small.deshmukh@kotak.com or ashok.motwani@kotak.com at above mentioned Regional office of Bank. **Special Instruction :-** E-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home / offices / place of their bid as per their choice above the Reserve Price, internet connectivity and other paraphernalia requirements shall be ensured by bidders themselves. Please note that failure of internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor M/s. C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote / improve his / her bid to avoid any such complex situations.

Date : Pune, Maharashtra.
Place : 26.02.2024

Sd/- Authorised Officer
For Kotak Mahindra Bank 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, ABIL, 1st Floor Avanti Residency, Abhinav Chowk, Tiak Road, Pune - 411030

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice 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 Borrower and / Co- Borrower, or their legal heirs/representatives (Borrowers) in particular 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 27-03-2024 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 27-03-2024. 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 26-03-2024 till 5.00 PM. At Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avanti Residency, Abhinav Chowk, Tiak Road, Pune - 411030.

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

Sr No	Loan 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
1.	9307397	Mr. Prashant Gajananrao Dhage, Mrs. Sonal Shrikant Dhage (Legal Heirs Of Late Mr. Shrikant G Dhage), Master. Shrinika Shrikant Dhage (Legal Heirs Of Late Mr. Shrikant G Dhage)	Rs. 58,70,678/- (Rupees Fifty Eight Lakh Seventy Thousand Six Hundred Seventy Eight Only)	Rs. 90,56,000/- (Rupees Ninety Lakh Fifty Six Thousand Only)	Rs. 9,05,600/- (Rupees Nine Lakh Five Thousand Six Hundred Only)	Physical

Description of the Immovable Property: All that piece and parcel of the Schedule - A : All that piece and parcel of property bearing and included in Zone / Division No. 31471, bearing Survey No. 92, Hissa No. 20/2, bearing Corresponding CTS No. 1161 to 1177 totally Our Concern Land Area as per 7/12 Th Extract is 2000 Sq. Fts. And Regularized Area as per Gunthwari Certificate i.e. Regularized Land Area 185.80 Sq. Mtrs. as per Gunthwari Certificate bearing No. 0008001 Dated 15/10/2003, out of the said land which is situated at Village Mundhwa, Taluka Haveli, District Pune which is within the local limits of Pune Municipal Corporation, and within the Jurisdiction of Sub Registrar Haveli, Pune. **Schedule - B :** All that piece and parcel of the Property bearing a R.C.C. Construction Residential Premises i.e. Totally Land Area about 2000 Sq. Fts. / 185.80 Sq. Mtrs. and a R.C.C. Construction premises Totally area about 104 Sq. Mtrs. consisting of One Hall, Three Bedrooms, Kitchen, Toilet, Bathroom, Constructed upon the said Land Area as per 7/12 Th Extract is Area Admeasuring about i.e. 2000 Sq. Fts. / 185.80 Sq. Mtrs. and i.e. Regularized Area as per Gunthwari Certificate i.e. Regularized Land Area 185.80 Sq. Mtrs. and Regularized construction Area 104.00 Sq. Mtrs. as per Gunthwari Certificate bearing No. 0008001 Dated 15/10/2003, situated at Village Mundhwa, property bearing and included in Zone / Division No. 31471, bearing Survey No. 92, Hissa No. 20/2, bearing Corresponding CTS No. 1161 to 1177 Totally Our Concern Land Area as per 7/12 Th Extract is 2000 Sq. Fts. And Regularized Area as per Gunthwari Certificate i.e. Regularized Land Area 185.80 Sq. Mtrs. as per Gunthwari Certificate No. 0008001 Dated 15/10/2003, out of the said land which is situated at Village Mundhwa, Taluka Haveli, District Pune which is within the local limits of Pune Municipal Corporation, and within the Jurisdiction of Sub Registrar Haveli, Pune.

Description of the Immovable Property: Flat No 3, Ground Floor, Neelkanth Nagar, Plot No 11/12/27/28, Gat No 1615, At -Degaon, Taluka & Distt - Satara, Maharashtra - 415002. Bounded - East - 6 meters road, West - Open Plot, North - 6 meters road, South - Gat No 1612:

Sr No	TCHFL Account No	Mrs. Komal Ramchandra Pawar	Rs. 25,63,051/- (Rupees Twenty Five Lakh Sixty Three Thousand Fifty One Only)	Rs. 32,03,200/- (Rupees Thirty Two Lakh Three Thousand Two Hundred Only)	Physical
6.	0614000 100085277	Mr. Naganath Ajinath Dhotre	12-12-2022		

Description of the Immovable Property: A Residential Flat bearing No. 303 on Third Floor in the project known as "Madhushree Park", total Carpet area admeasuring 675 + 40 Sq. Ft. Exclusive Balcony i.e. 66.43 Sq. Mtrs. (including area of balcony), Mandar Building, situated on the land bearing S. No. 288, 289/4, 289/5, at village Vadhe, Tal. Satara, Dist. Satara within the limits of Vadhe Grampanchayat and within the jurisdiction of the Sub-Registrar Satara. Bounded - East - By S. No. 294, West - By S. No. 289/3, North - By S. No. 289/3, South : By Canal.

Sr No	TCHFL Account No	Mr. Ramesh Pandurang Suryavanshi	Rs. 25,91,909/- (Rupees Twenty Five Lakh Ninety One Thousand Nine Hundred Nine Only)	Rs. 36,84,000/- (Rupees Thirty Six Lakh Eight Thousand Four Hundred Only)	Physical
7.	10386399 & 10674172 & TCHIN 0639000 100137573	Mrs. Anita Ramesh Suryavanshi	12-12-2022		

Description of the Immovable Property: All that consisting of Flat No. 107 admeasuring 354.88 Sq. Ft. i.e. 32.97 Sq. Mtrs. (Carpet area) & enclosed balcony admeasuring 50.16 Sq. Ft. i.e. 4.66 Sq. Mtrs. and terrace admeasuring 90.74 Sq. Ft. i.e. 8.43 Sq. Mtrs. on the First Floor and common parking space, in the Building No. 'M' in the project known as "Tanish Orchid", constructed on land bearing S. No. 491/1 (Old S. No. 971/1), S. No. 491/2 (Old S. No. 971/2), S. No. 491/3 (Old S. No. 971/3), S. No. 491/4 (Old S. No. 971/4), S. No. 491/5A (Old S. No. 971/5A), S. No. 491/5B (Old S. No. 971/5B), S. No. 491/6 (Old S. No. 971/6), S. No. 491/7 (Old S. No. 971/7), situated at Charholi Budruk, Taluka Haveli, District Pune.

Sr No	TCHFL Account No	Mr. Ganeshyash Ashok Satala	Rs. 12,96,510/- (Rupees Twelve Lakhs Ninety Six Thousand Five Hundred and Ten Only)	Rs. 19,89,900/- (Rupees Nineteen Lakh Eighty Nine Thousand Nine Hundred Only)	Physical
8.	0279000 100071528 & TCHHL 0279000 100075552 & TCHIN 0279000 100076297	Mrs. Ujwala Ganesham Satala	06-05-2023		

Description of the Immovable Property: All that piece and parcel of Residential premises bearing Flat / Unit No. 503, admeasuring carpet area admeasuring 34.10 Sq. Mtrs. along with exclusive right to use adjacent open terrace admeasuring about 4.62 Sq. Mtrs., Enclosed Balcony area of about 2.77 Sq. Mtrs. on the Fifth Floor of the project "Pristine Aakanksha" situated on land bearing Gat No. 2 admeasuring about 49 Are having assessment at Rs. 0.75 Pcs. Situated at Mouje Bakori, Taluka Haveli, District Pune, within the jurisdiction of Sub Registrar, Haveli, Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, and within the limits of Grampanchayat Bakori within the Registration District Pune, Sub Registration District Haveli, and bounded as under : Bounded - East - Gat No. 3, West - Gat No. 1, North - Gat No. 1, South : Bakori Wadebhal Road.

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
2.	9844139	Mr. Dattatray Sapkal	Rs. 18,21,454/- (Rupees Eighteen Lakh Twenty One Thousand Four Hundred Fifty Four Only)	Rs. 20,37,000/- (Rupees Twenty Lakh Thirty Seven Thousand Seven Hundred Only)	Rs. 2,03,700/- (Rupees Two Lakh Three Thousand Seven Hundred Only)	Physical

Description of the Immovable Property: Schedule - A : All that piece and parcel of the Gat No. 67/2 total area admeasuring 6257.97 Sq. Mtrs. situated at village Kharwad, Taluka Khed, District Pune within the local limits of Panchayat Samiti Khed, Zilla Parishad Pune and Sub Registrar Khed / Chakan Pune. **Schedule - B :** All that piece and parcel of Flat No. C-205 area admeasuring 534.40 Sq. Ft. i.e. 49.65 Sq. Mtrs. (Built Up), adjacent terrace 47.15 Sq. Ft. i.e. 4.38 Sq. Mtrs. on Second Floor in C Wing along with two wheeler parking in the building named known as "Kushal Swarnal" constructed on the property mentioned in above schedule A.

Sr No	Loan A/c. No	Mr. Shashikant Rajurkar	Rs. 13,53,518/- (Rupees Thirteen Lakh Fifty Three Thousand Five Hundred Eighteen Only) <th>Rs. 12,75,000/- (Rupees Twelve Lakh Seventy Five Thousand Only) <th>Rs. 1,27,500/- (Rupees One Lakh Twenty Seven Thousand Five Hundred Only) <th>Physical</th> </th></th>	Rs. 12,75,000/- (Rupees Twelve Lakh Seventy Five Thousand Only) <th>Rs. 1,27,500/- (Rupees One Lakh Twenty Seven Thousand Five Hundred Only) <th>Physical</th> </th>	Rs. 1,27,500/- (Rupees One Lakh Twenty Seven Thousand Five Hundred Only) <th>Physical</th>	Physical
3.	9901642	Mrs. Chitra Rajurkar	07-06-2023			

Description of the Immovable Property: All that piece and parcel of immovable property bearing Flat / Unit No. 110 on First Floor admeasuring 275.02 Sq. Ft. i.e. 25.55 Sq. Mtrs. (total carpet area) of the said Building No. B3, in the Building known as "Playtor Paud B", situated at Gat No. 218, 219, 220, 221 at village Paud, Tal. Mulshi, Dist. Pune.

Sr No	Loan A/c. No	Mr. Abdul Kayyum Sayed	Rs. 890,266/- (Rupees Eight Lakh Ninety Thousand Two Hundred Sixty Six Only)	Rs. 64,19,000/- (Rupees Sixty Four Lakh Nineteen Thousand Only)	Rs. 6,41,900/- (Rupees Six Lakh Forty One Thousand Nine Hundred Only)	Symbolic
4.	9612776 & 10065863 & TCHIN 0279000 100061933 & TCHIN 0639000 100140806	Mrs. Amina Kayyum Sayed	13-11-2023			

Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 1106 admeasuring about 59.48 Sq. Mtr. Carpet, Terrace admeasuring about 7.90 Sq. Mtr. on the 11TH Floor, in the building No. A, in the "Gini Bellina", out of Survey No. 282 Hissa No. 2/3/2 & Survey No. 282 Hissa No. 2/3/3 at village Lohegaon Taluka Haveli, Dist. Pune, within the limits of Grampanchayat Lohegaon

Description of the Immovable Property: All that piece and parcel of Residential premises bearing Flat / Unit No. 503, admeasuring carpet area admeasuring 34.10 Sq. Mtrs. along with exclusive right to use adjacent open terrace admeasuring about 4.62 Sq. Mtrs., Enclosed Balcony area of about 2.77 Sq. Mtrs. on the Fifth Floor of the project "Pristine Aakanksha" situated on land bearing Gat No. 2 admeasuring about 49 Are having assessment at Rs. 0.75 Pcs. Situated at Mouje Bakori, Taluka Haveli, District Pune, within the jurisdiction of Sub Registrar, Haveli, Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, and within the limits of Grampanchayat Bakori within the Registration District Pune, Sub Registration District Haveli, and bounded as under : Bounded - East - Gat No. 3, West - Gat No. 1, North - Gat No. 1, South : Bakori Wadebhal Road.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 30 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. 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 27-03-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

TERMS AND CONDITION:

- The particulars specified in the Schedule herein 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 19-03-2024 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 any day, or if the 15th day is 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 enquiries 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. AClouse, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Amnerpet, Hyderabad - 500038 through its coordinators Mr. Arjit Kumar Das, 8142000725, 8142000066, 8142000062 Email - arjit@bankauctions.in and 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 - 9990078669 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/qxvvo> 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.

Sd/- Authorised Officer
Tata Capital Housing Finance Ltd

IDBI BANK

IDBI Bank Ltd. Retail Recovery, IDBI House, 1st Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune-411004.
CIN : L65190MH2004G0148838

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY APPENDIX IV-A (See proviso to Rule 8(6))

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" and "without recourse" on 27.03.2024. The reserve price and earnest money deposit will be as under:

Name of the borrower/ Property Description	Outstanding amount as per demand notice (Rs.)	Reserve Price (Rs.)	EMD (Rs.)	Inspection Date
Shri Nilesh Uttam Shinolikar/Smt. Chhaya Uttam Shinolikar Flat No. 303, 3rd Floor, Contare Heights, Plot No. B-1, CTS 1A/170, 1A/170-B, Survey No. 161, Laxmi Nagar Link Road, Pashanadi Goregaon-West, Mumbai-400050, Admeasuring 181 Sq.Mtrs with one Car parking & thereabouts.	3,14,70,824/-	3,90,00,000/-	39,00,000/-	12.03.2024

For detailed terms and conditions of the sale, please refer to the link provided in www.bankauctionwizards.com and IDBI Bank's website i.e.