

**NAGPUR HOUSING AND AREA DEVELOPMENT BOARD, NAGPUR**  
(REGIONAL UNIT OF MHADA)

**E-Tender Notice No. 01/2024-25/EE-I/NB**

Digitally Signed & unconditional online tenders in form B-1 (Percentage Rate) are invited by the Executive Engineer-I, Nagpur Housing & Area Development Board, Nagpur, Gruha Nirman Bhavan, Opp. Deshpande Hall, Civil Lines, Nagpur-440001. Phone No. 07122552239, 2560649 ON BEHALF OF Dy. Chief Engineer / Nagpur Board from prospective bidders not necessarily registered in appropriate class with MHADA/PWD/CPWD/MES/CIDCO/NMRDA or any other Government organization. Any competent bidder who fulfills the terms and conditions in the bid documents is eligible for bidding.

**Name of Work :** Construction of Cement Concrete Road at Site No. 114 Mouza Datala, SPA, New Chandrapur, Dist. Chandrapur.

**Estimate Cost :** Rs. 90,33,864/- (Excluding GST)

**EMD @ 1% :** Rs. 91,000/-

**Period of Completion of work :** 06 Months (Including monsoon)

**Cost of Documents :** Rs. 1180/- (including GST).

**Time period of download for blank tender form :** 13/08/2024 @ 15.00 Hrs.

**Last date of submission of completed tender form :** 27/08/2024 @ 15.00 Hrs.

**Opening Authority :** DY.CE/NB.

The detail tender notice and all other details are available on portal for e-tender. Contractor is required to get enrolled on the portal <https://imahatenders.gov.in> and get empanelled in relevant sub portal. The registered contractor has to obtain the Digital Certificate. The tender document will be published online on the website <https://imahatenders.gov.in>

**Executive Engineer - I**  
Nagpur Housing And Area Development Board, Nagpur

**TATA CAPITAL HOUSING FINANCE LIMITED**

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.  
Branch Address : 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 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 **30-08-2024** 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 **30-08-2024**. 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 **29-08-2024** 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/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below :

Sr. No.	Loan A/C. No. and Branch	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	9516549 & 1014173 & TCHHF0 27500010 0089796	Mrs. Sujata Mangesh Ambulkar, Mr. Mangesh Narayanrao Ambulkar	Rs.11,79,735/- (Rupees Eleven Lakh Seventy Nine Thousand Seven Hundred Thirty Five Only) is due and payable by you under Agreement no. 10141473 and an amount of Rs.8,15,868/- (Rupees Eight Lakh Fifteen Thousand Eight Hundred Sixty Eight Only) is due and payable by you under Agreement no. TCHHF0275000100089796 and an amount of Rs.24,38,922/- (Rupees Twenty Four Lakh Thirty Eight Thousand Nine Hundred Twenty Two Only) is due and payable by you under Agreement no. 9516549 totalling to Rs.44,34,525/- (Rupees Forty Four Lakh Thirty Four Thousand Five Hundred Twenty Five Only) & 15-12-2022	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Physical

**Description of the Immovable Property:** All that 5.646% undivided share and interest in the piece and parcel of NIT Lease Hold land at Plot No. 5/A, total area admeasuring 501.676 Sq. Mtrs. At Mouza Hansapuri (Unit IV), Kh. No. 47, Circle No. 17/23 in the Panchpaoli Housing Accommodation Scheme of Nagpur Improvement Trust, bearing City Survey No. 2416 & Sheet No. 278/17, within the limits of NIT and NMC bearing NMC House No. 722/A in Ward No. 55, Tahsil & District Nagpur together with all that RCC superstructure comprising of around 5 years old Apartment No. 102 on the First Floor having built up area of 81.75 Sq. Mtrs. In the building named and styled as "Rechel Apartment". **Bounded -** East : Road, West : Road, North : Plot No. 4, South : Plot No. 5/B

2	9415348	Mr. Nitin Madhukar Sambhare Mr. Madhukar Maroti Sambhare	Rs.12,08,827/- (Rupees Twelve Lakh Eight Thousand Eight Hundred Twenty Seven Only) & 27-10-2021	Rs.9,75,000/- (Rupees Nine Lakh Seventy Five Thousand Only)	Rs.97,500/- (Rupees Ninety Seven Thousand Five Hundred Only)	Physical
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**Description of the Immovable Property:** All that piece and parcel of The undivided 0.880794 percent (46.71 Sq. Mtrs.) share and interest in all that piece and parcel bearing Plot No. 1 containing by admeasurement 5304.08 Sq. Mtrs. Being a portion of the entire land bearing Kh. No. 380/2 of Mouza - Salod (Hirapur) together with the entire R.C.C. superstructure comprising Apartment No. 404 in Wing B covering a Super Built-up area of 82.218 Sq. Mtrs. And Carpet Area of 46.167 Sq. Mtrs. on the Fourth Floor of a Building constructed thereon and to be known and style as "Takshak City" situated at village - Salod (Hirapur), within the limits of Gram Panchayat Salod (Hirapur) in Tahsil and District - Wardha and **Bounded as under:-** On the East: 9.00 Mtrs. Wide Road, On the West: 9.00 Mtrs. Wide Road & Kh. No. 379, On the North: 9.00 Mtrs. Wide Road, On the South: Kh. No. 379. **And the said Apartment No. 404 Wing A is Bounded as under:-** On the East: Apartment No. 401, On the West: Kh. No. 379, On the North: Apartment No. 403, No. the South: C Wing Building.

3	10570795	Mr. Nitin Yashvant Shende, Mrs. Vaishali Prakash Dongre	Rs. 27,25,341/- (Rupees Twenty Seven Lakh Twenty Five Thousand Three Hundred Forty One Only) & 19-11-2021	Rs.38,30,000/- (Rupees Thirty Eight Lakh Thirty Thousand Only)	Rs.3,83,000/- (Rupees Three Lakh Eighty Three Thousand Only)	Physical
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**Description of the Immovable Property:** All that piece and parcel of land bearing Plot No. 36 admeasuring 123.5810 Square Meter out of Kharsa No. 76/2, Sheet No. 73, City Survey No. 4750, situated at Ward No. 14, Fulmatibai Layout, NMC House No. 5736/C/34-35-36-37, Mouza Babulkhedha, Tahsil and District Nagpur, bounded as under as per sale deed having dimensions as per laout plan attached herewith as part and parcel of this deed. **Bounded -** East : - Plot No. 11, West : Road, North : - Plot No. 35, South : - Plot No. 37.

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 **15 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 will take place through portal <https://www.bankeauctions.com> on 30-08-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.**

**Terms and Condition:** 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: **Rs.10,000/- (Rupees Ten Thousand Only)**. 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on **20-08-2024 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 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. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: 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, **C1 INDIA PVT.LTD., Address: C1 INDIA PVT.LTD. 3rd Floor, Plot No.68 sector-44, Gurgaon, Haryana-122003 Mob. : 8866682937 & Phone : 7291981124 / 1125 / 1126 Email Id: [gujarat@c1india.com](mailto:gujarat@c1india.com) / [support@bankeauctions.com](mailto:support@bankeauctions.com) or Manish Bansal, Email id [Manish.Bansal@tatacapital.com](mailto:Manish.Bansal@tatacapital.com) Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <http://surl.li/xxlqjh> 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/-**

Place : Nagpur  
Date : 13-08-2024  
Authorised Officer  
Tata Capital Housing Finance Ltd.

**HERO HOUSING FINANCE LIMITED**

Contact Address: Flat No. 403, 4th Floor, Shiv Gaurav Estate, Plot No. 01, Bhagwagar Lohput- Eastern Dharmpur, Nagpur Maharashtra - 440001.  
Regd. Office: 09, Community Centre, Bassant Lok, Vasant Vihar, New Delhi - 110057.  
Ph: 011 49267000, Toll Free No: 1800 212 8800, Email: [customer.care@herohfl.com](mailto:customer.care@herohfl.com)  
Website: [www.herohousingfinance.com](http://www.herohousingfinance.com) | CIN: U65192DL2016PLC30148

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)**  
(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets

Loan Account No.	Name of Obligor(s) / Legal Heir(s) / Legal Representative(s)	Date of Demand Notice / Amount as per Demand Notice	Date of Possession (Constructive / Physical)
HFFNAGLAP 22000027163	Amar Moreshwar Lakhorkar, Sapana Amar Lakhorkar, Annapurna Moreshwar Lakhorkar, Amar Kushan Work	24/05/2024, Rs. 9,43,655/- as on date 22/05/2024	09/08/2024 (Symbolic)

**Description of Secured Assets/Immovable Properties:-** All That Piece Or Parcel Of Land Or Ground Of Plot No. E-315 At 531 Plots, Under E.W.S.H. Scheme At Mouza Nari, Nagpur, At Survey No.131,133 & 134/1 CIs No. 284, 288, 289 In The Registration District Of Nagpur Admeasuring 30.00 Sqm. Or There About And Bounded As Follows That Is To Say Situated Within The Limits Of Ganpatrao Municipal Corporation, On or towards the North by: Plot No. 314, 531 Plots EWS Nari, Indora, On or towards the South by: Plot No. 316, 531 Plots EWS Nari, Indora, On or towards the East by: Plot No. 308, 531 Plots EWS Nari, Indora, On or towards the West by: 6.00 mtr. Road

**DATE :- 13-08-2024, PLACE:- NAGPUR**

**Sd/- Authorised Officer**  
FOR HERO HOUSING FINANCE LIMITED

**KOTAK MAHINDRA BANK LIMITED**

Registered Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai- 400051. Branch Office: No. 7th Floor, Plot No. 7, Sector - 125, Noida, UP - 201313

**POSSESSION NOTICE**

Whereas, the undersigned being the authorized officer of Kotak Mahindra Bank Ltd., under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the security interest (enforcement) rules 2002 issued demand notices to the borrowers as detailed hereunder, calling upon the respective borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the date of receipt of the same. The said borrower(s) / co borrower(s) having failed to repay the amount, notice is hereby given to the borrowers/co borrowers and the public in general that the undersigned has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act r/w rule 8 of the said rules on the dates mentioned along-with. The borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Kotak Mahindra Bank Ltd., for the amount specified therein with future interest, costs and charges from the respective dates. 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 Details of the borrowers, scheduled property, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under, date of possession is given herein below:

Name And Address of the Borrower, Co-Borrower, Loan Account No., Loan Amount	Details of The Immovable Property	1. Date of Possession 2. Type of Possession 3. Demand Notice Date 4. Amount due in Rs.
M/s Pooja Food Product Through its proprietor Mr. Sanjay Pundlik Dhole At: Dahanu, Co-Op Housing Society, Plot No. 112 Gorewada ward no. 81, Nagpur, Maharashtra - 440013 & Mr. Sanjay Pundlik Dhole & Mrs. Sangeeta Sanjay Dhole, W/o Mr. Sanjay Dhole Both At: Behind Sitaram Baba Mandir, Plot No. 31, Raj Nagar, Chhaoni Surana Layout Katol Road, S.O. Nagpur, Maharashtra-440013. <b>Loan Account Number:</b> P406PBL4691212	All that piece and parcel of Plot no.114, admeasuring about 184.23 sq. mtrs. (i.e. 1983 sq. ft.) situated in the layout of Darshan Co-Operative Housing Society Ltd. Nagpur being a portion of entire land bearing Kh. No. 203 of Mouza Gorewada Bearing P. No.8-A, City Survey No.55 of Sheet No.37, within the limits of Nagpur Improvement Trust Nagpur And Nagpur Municipal Corporation Nagpur in Tah And District Nagpur and the same is bounded as under: East: Road, West: Plot No.75, North: Kharsa Boundary, South: Plot No.113.	1. 08.08.2024 2. Symbolic Possession 3. 09.01.2024 4. Rs.16,66,750.27/- 5. Rupees Sixteen Lakh Sixty Six Thousand Seven Hundred Fifty and Twenty Seven Paisa Only) due and payable as of 08.08.2024 with applicable interest from 09.08.2024 until payment in full.

**For any query please Contact Mr. Arvindkumar Tiwary; Mobile No: (+91 9810698044) & Mr. Shailesh Singh; Mobile No: (+91 9811638929)**

**Place: Nagpur, Date: 13.08.2024 Authorised Officer: For Kotak Mahindra Bank Ltd.**

**ADITYA BIRLA CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

**ADITYA BIRLA FINANCE LIMITED**

Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266  
Corporate Office : R-Tech Park, 10 Floor, Nirlon complex, off Western Expressway, Goregaon East, Mumbai- 400063.

**"APPENDIX- IV-A"**  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**  
(See proviso to Rule 8(6) read with Rule 9(1) of Security Interest Enforcement Rules, 2002)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (s) and Mortgagor (s) that the below described immovable assets mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage property will be sold through E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on 17.09.2024 for recovery of Rs.1,32,39,829.84 (Rupees One Crore Thirty Two Lakhs Thirty Nine Thousand Eight Hundred Twenty Nine and paise Eighty Four Only) by way of outstanding principal, arrears (including accrued late charges) and interest due as on 16.11.2023 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers, Co-Borrowers and Mortgagors namely Mr. Anil Gupta HUF (Through his Karta Mr. Anil Ramakant Gupta), Mr. Anil Ramakant Gupta, Ms. Smita Anil Gupta, Anurag Anil Gupta, Aniket Anil Gupta and Ms. Buvaniwala Systems Private Limited.

The EMD amount along with the reserve price of the immovable asset is given below:

Description of the immovable property	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
Flat/ Apartment No. B- 404, Corpn. House No. 41, Fourth Floor, Silver Palace Apartment constructed on Plot No. 8/19-B and 2,927.3% undivided share and interest in the Plot No. 8/19-B situated at Dhanoli Mouza, Ward No. 04, in the area known as Dhanoli on Panchsheel Square to Mehadia Square Road, within the limits of Nagpur Improvement Trust, Nagpur and Corporation of City of Nagpur, Registration Sub-District, Tahsil and District Nagpur and bounded as under: <b>North :</b> Panchsheel road to Mehadia Square Road <b>South :</b> property of Shri Palit <b>East :</b> property of Shri Saraf <b>West :</b> 15ft. wide lane	14,13,675/-	1,41,36,750/-

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual-Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

**PLACE : Nagpur**  
**DATE : 13.08.2024**

**Authorised Officer**  
(Aditya Birla Finance Limited)

**CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

Corporate Office: "CHOLA CREST", C 54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032.  
Branch Office:- Cholamandalam Investment and Finance Company Limited, ADDRESS: Plot No.12, 3rd Floor, L&T Building, Opposite to Wockhardt Hospital, Beside Karan Kothari Jewellers, Shankar Nagar, Nagpur-440010., Contact No: Mr.Ritesh Gawai, Mob. No.9011858221

**E-AUCTION 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 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (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 Cholamandalam Investment and Finance Company Limited the same shall be referred herein after as Cholamandalam Investment and Finance Company 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://www.auctionfocus.in/chola-lap>

S. No.	Account No. and Name of Borrower, Co- Borrower, Mortgagors	Date & Amount as per Demand Notice U/s	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit	E-Auction Date and Time EMD Submission Last Date Inspection Date	Notice Period/ Possession Type
1	LAN: X0HENAG00002168036 and HE02NAG00000004308, 1. Yogesh Ruprao Pachphohar, 2. Kalyani Pankaj Patel, 3. Sachin Ruprao Pachphohar all Above R/o. Flat No.403, Rewati Ganga Apartment, Near, Ganrat Hotel, Sitabuldi, Nagpur, Maharashtra-440012, 4. M/S Trendz R/o. B-3, Sitabuldi Main Road, Nagpur, Maharashtra-440012, 5. Trendz R/o. B-3, Sitabuldi, Main Road, Sita Buldi, Nagpur, Maharashtra - 440012.	13(2)  26/07/2022,  Rs. 1,35,49,307.89 as on 12.07.2022	Rewati Ganga Apartment, Apartment No.403, Build Up Area 104.304 Sq.Mtr. Undivided Share 5.681% of land Adm 10006.80 Sq. Feet., (930.00 Sq.mtrs) bearing Corporation House No.195, Cs No.2694/1/12 Sheet No.69, Mouza-Sitabuldi, Tah Dist Nagpur, Maharashtra, Bounded as: On East: Road, On West: Land bearing No.2695, 2696 & 2697, On North: By Land Bearing cs no.2692, On South: By land bearing Cs No.2704.	Bid Increment Amount (In Rs.)  Rs.71,00,000/-  Rs. 7,10,000/-  Rs. 1,00,000/-	29-08.2024 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each),  28-08-2024 (Up to 5.30 P.M.)  As per appointment	15 Days/ Physical Possession

**ENCUMBRANCES/LIABILITIES KNOWN TO CIFCL: NOT KNOWN**

- All Interested participants/bidders are requested to visit the website [www.auctionfocus.in/chola-lap](http://www.auctionfocus.in/chola-lap) & [www.cholamandalam.com/news/auction-notices](http://www.cholamandalam.com/news/auction-notices). For details and support, prospective bidders may contact - Mr. Muhammed Rahees - 8124000030 / 6374845616, Email id: [CholaAuctionLAP@chola.murugappa.com](mailto:CholaAuctionLAP@chola.murugappa.com). For E-auction training alone, contact M/s. Auction Focus; Prachi Trivedi - 9016641848.
- For further details on terms and conditions please visit <https://www.auctionfocus.in/chola-lap> & [cholamandalam.com/news/auction-notices](https://cholamandalam.com/news/auction-notices) to take part in e-auction. THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

**Date: 13-08-2024, Place: Nagpur**

**Sd/- Authorized Officer, Cholamandalam Investment and Finance Company Limited.**

**SMFG India Home Finance Co. Ltd.**  
(Formerly Fullerton India Home Finance Co. Ltd.)

Corporate Off. : 503 & 504, 5<sup>th</sup> Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.  
Regd. Off. : Megh Towers, 3<sup>rd</sup> Floor, Old No. 307, New No. 165, Poonamallee High Road Maduravoyal, Chennai - 600 095;

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**E-AUCTION SALE 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 PROVISION TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

Notice is hereby given to the Public in General and in particular to the Borrower(s) and Guarantor(s) that the below listed immovable properties ("Secured Assets") mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) (hereinafter referred to as SMHFC) ("Secured Creditor"), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till date of realization, due to SMHFC Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LANA	Description of the Properties	Reserve Price : Earnest Money Deposit :	Date & Time of E-Auction	Date of EMD Submission
1.	Lan No. 604738010870334 (1) Mukesh Dharmpal Paswan S/o. Dharmpal Kantaprasad Paswan (2) Chourasiya Dharmal Paswan	Apartment No. 102, on 1 <sup>st</sup> Floor, On Plot No. 1, & Plot No. 2, Building Styled As Crown Palace, P. H. No. 15, Kh. No. 123, Mouza Bhilgaon, Situated At Shivganga Sq., Bhilgaon, Within Limits Of G. P. Bhilgaon, Tah. Kamptee & Dist. Nagpur - 441001.	Rs. 8,00,000/-  Rs. 80,000/-	29.08.2024 at 11.00 AM to 01.00 PM	28.08.2024

Details terms and conditions of the sale are as below and the details are also provided in our/secured creditor's website at the following link website address (<https://disposalhub.com>) and <https://www.grihashakti.com/pdf/E-Auction.pdf> The Intending Bidders can also contact Sachin Khobragade, on his Mob. No. 9766591555, E-mail : [Sachin.Khobragade@grihashakti.com](mailto:Sachin.Khobragade@grihashakti.com) and Mr. Niloy Dey, on his Mob. 9920697801, E-mail : [Niloy.Dey@grihashakti.com](mailto:Niloy.Dey@grihashakti.com)

**Place :** Nagpur, Maharashtra **Authorized Officer, SMFG INDIA HOME FINANCE COMPANY LIMITED**  
(Formerly Fullerton India Home Finance Co. Ltd.)  
**Date : 10.08.2024**

**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, Keche Complex, 1st floor, Near BOJ Rahi Nagar, Amravati

### 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 **30-08-2024** 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 **30-08-2024**. 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 **29-08-2024** till 5.00 PM at Branch address "TATA CAPITAL HOUSING FINANCE LIMITED, Keche Complex, 1st floor, Near BOJ Rahi Nagar, Amravati -

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. and Branch	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	10149165	Mr. Pralhad Prabhakar Sawalkar Mrs. Pratibha Madhukar Virulkar	Rs. 24,83,709/- (Rupees Twenty Four Lakh Eighty Three Thousand Seven Hundred Nine Only) & 06-06-2019	Rs.8,00,000/- (Rupees Eight Lakh Only)	Rs.80,000/- (Rupees Eighty Thousand Only)	Physical

**Description of the Immovable Property:** That the property situated at within the local limits of Amravati Municipal Corporation and within the jurisdiction of Sub Registrar Amravati, bearing field Survey No. 193/3, the agricultural field converted into Non Agricultural use as per the order of Collector Amravati in Revenue Case No. NAP 34/Rahatgaon 38/2013-2014, Order dated 11.11.2013, out of the said layout converted land Plot No. 2, admeasuring 4678 Sq. Ft. thereon residential Building named and styled as "The Best Residency" therein Flat No. 403, on Fourth Floor, having Built Up Area of 34.69 Sq. Mtrs. along with 5.96% undivided share in land, at Mouje Rahatgaon, Pragane Nandgaon Peth, Tah. And Dist. Amravati. **Bounded:-** East- Flat No. 103, West- Flat No. 101, North- Other Plot, South :- Road.

2	10093595	Mrs. Ujjwala Nitin Thorat (Legal Heir of Late Mr. Nitin Madhukar Thorat & Co-Borrower)	Rs. 17,61,916/- (Rupees Seventeen Lakh Sixty One Thousand Nine Hundred Sixteen Only) & 13-02-2020	Rs.13,90,000/- (Rupees Thirteen Lakh Ninety Thousand Only)
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