



TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.
Branch Address: 9/1/1, Suraj Bhawan, 2nd Floor, Above Yes Bank, M.G. Road, Indore 452001

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 **20-06-2025 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said **20-06-2025**. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **19-06-2025** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED, 9/1/1, Suraj Bhawan, 2nd Floor, Above Yes Bank, M.G. Road, Indore 452001**

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	O/s as on 24-05-2025
1	TCHHF028 400010006 8767 & 9897170 & TCHHF028 400010008 4488 & TCHHF028 400010008 5653 & TCHHL028 400010008 4902	Mr. Prem Ratan Bothra. Mrs. Priti Bothra	Rs.17,92,542/- (Rupees Seventeen Lakh Ninety Two Thousand Five Hundred Forty Two Only) is due and payable by you under Agreement No. TCHHF0284000100068767 and an amount of Rs. 60,29,841/- (Rupees Sixty Lakh Twenty Nine Thousand Eight Hundred Forty One Only) is due and payable by you under Agreement No. 9897170 and an amount of Rs.50,04,290/- (Rupees Fifty Lakh Four Thousand Two Hundred Ninety Only) is due and payable by you under Agreement No. TCHHF0284000100084488 and an amount of Rs.45,69,589/- (Rupees Forty Five Lakh Sixty Nine Thousand Five Hundred Eighty Nine Only) is due and payable by you under Agreement No. TCHHF0284000100085653 and an amount of Rs.46,75,193/- (Rupees Forty Six Lakh Seventy Five Thousand One Hundred Ninety Three Only) is due and payable by you under Agreement No. TCHHL0284000100084902 and totalling to Rs.2,20,71,455/- (Rupees Two Crore Twenty Lakh Seventy One Thousand Four Hundred Fifty Five Only)	Rs. 1,90,00,000/- (Rupees One Crore Ninety Lakh Only)	Rs. 19,00,000/- (Rupees Nineteen Lakh Only)	Physical	Rs. 23,01,627/- (Rupees Twenty Three Lakh One Thousand Six Hundred Twenty Seven Only) is due and payable by you under Agreement no. TCHHF0284000100068767 and an amount of Rs.79,45,407/- (Rupees Seventy Nine Lakh Forty Five Thousand Four Hundred Seven Only) is due and payable by you under Agreement no. 9897170 and an amount of Rs. 66,62,761/- (Rupees Sixty Six Lakh Sixty Two Thousand Seven Hundred Sixty One Only) is due and payable by you under Agreement no. TCHHF0284000100084488 and an amount of Rs.59,38,142/- (Rupees Fifty Nine Lakh Thirty Eight Thousand One Hundred Forty Two Only) is due and payable by you under Agreement no. TCHHF0284000100085653 and an amount of Rs.61,29,380/- (Rupees Sixty One Lakh Twenty Nine Thousand Three Hundred Eighty Only) is due and payable by you under Agreement no. TCHHL0284000100084902 totalling to Rs.2,89,77,317/- (Rupees Two Crore Eighty Nine Lakh Seventy Seven Thousand Three Hundred Seventeen Only)

Description of the Immovable Property: All that piece and parcel of the Flat No. 101, First Floor of N.R.K. VILLAS at Municipal House No. 22, (Eastern Part) Block No. 13-B Manoramaganj, Street No. 2, Indore Super Built up area 2570 Sq.Ft

Bounded : East : Open Space of Building & Lobby, West : Open Space of Building, North : Open Space of Building, South: Open Space of Building

Note: SA Filed by the Borrower against TCHFL (SA/1138/2023) is pending before DRT, Jabalpur. No stay order is passed against TCHFL in the said case.

The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

2	TCHHL028 400010030 5203 & TCHIN0284 000100306 332	MR ANKIT JAT MR RAHUL JAT	Rs.17,19,072/- (Rupees Seventeen Lakh Nineteen Thousand and Seventy Two Only) is due and payable by you under Agreement no. TCHHL0284000100305203 and an amount of Rs.53,819/- (Rupees Fifty Three Thousand Eight Hundred and Nineteen Only) is due and payable by you under Agreement no. TCHIN0284000100306332 and Totalling to Rs. 17,72,891/- (Rupees Seventeen Lakh Seventy Two Thousand Eight Hundred and Ninety One Only)	Rs. 35,40,000/- (Rupees Thirty Five Lakh Forty Thousand Only)	Rs. 3,54,000/- (Rupees Three Lakh Fifty Four Thousand Only)	Physical	Rs.17,66,985/- (Rupees Seventeen Lakh Sixty Six Thousand Nine Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHHL0284000100305203 and an amount of Rs.57,232/- (Rupees Fifty Seven Thousand Two Hundred Thirty Two Only) is due and payable by you under Agreement no. TCHIN0284000100306332 totalling to Rs.18,24,217/- (Rupees Eighteen Lakh Twenty Four Thousand Two Hundred Seventeen Only)
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Description of the Immovable Property: All The peace and parcel of the Immovable property of Plot No. 28, Simrol TownShip Tahsil Mhow Dist. Indore (M.P.) Admeasuring Area 1100 Sq.ft. i.e.(102.23 Sq. Mtr.) , **Bounded :** East : Road, West: Plot No. 11, North : Plot No. 27, South : Plot No. 29

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 will take place through portal <https://auctionbazaar.com> on 20-06-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: **Rs.10,000/- (Rupees Ten Thousand Only)** 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on **12-06-2025 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 arears 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, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad 500082 Email Id : contact@auctionbazaar.com/ support@auctionbazaar.com 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://surli.cc/wcbbmd](http://www.https://surli.cc/wcbbmd) 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 : Indore
Date : 03-06-2025

Sd/-
(Authorised Officer)
Tata Capital Housing Finance Ltd.