

PUBLIC NOTICE

The Public Notice is hereby given that Sunny Subhash Bhosale is intended to purchase the **property mentioned below from Late. D. Ganesan & Late. K. R. Ganesan** through legal heirs Bhuvana Ramachandran, Vijayaakshami, Swaminathan Ayyar, Mangala Chandrasekhar, Mohan Ganeshan, Shivram Krishnan & Geeta Kothangothi Ramchandran and further agreed to mortgage the said property in favour of ICICI HFC, Chinchwad Branch.

That Sunny Subhash Bhosale And Bhuvana Ramachandran & others marked above, have purchased my client ICICI HFC, Chinchwad Branch that Bhuvana Ramachandran, Vijayaakshami Swaminathan Ayyar, Mangala Chandrasekhar, Mohan Ganeshan, Shivram Krishnan & Geeta Kothangothi Ramchandran are the only legal heirs of **Late. D. Ganesan & Late. K. R. Ganesan**.

That Sunny Subhash Bhosale And Bhuvana Ramachandran & others marked above, have assured my client ICICI HFC, Chinchwad Branch that they have clean, clear and marketable title to the property mentioned below. All persons having any claim against or in respect of the said property more particularly described in the schedule hereunder are hereby requested to notify the same in writing to us with supporting documentary evidence at the address mentioned herein below within **15 days** from the date hereof.

DESCRIPTION OF PROPERTY

All that piece and parcel of property: Flat No. J-856, on the 8th Floor, area measuring about 713 sq.ft., ± Terrace area 109 sq.ft., in the society known as Tropica J Building Co – Operative Housing Society Ltd, constructed on S. No. 56/1A, S. No. 57/2, S. No. 58/1A situated at **Village Ravet, Taluka Haveli, District Pune & land bounded as under:**

East : S. No. 59, 53, 56/2; West : S. No. 58/1 (Part), S. No. 57/1B (Part) and S. No. 56/1A (Part); South : 18 Mtrs. D. P. Road and S. No. 56/2 and 54; North : 18 Mtrs. wide D. P. Road and S. No. 58/2.

Sopanrao Mane & Co. (Advocates)

4th Floor, Brahma Sky Uzzir, Dr. Ambedkar Chowk,
Pimpri, Pune 411018, Ph. 9421133333

Date: 24/12/2025
Place: Pune



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 Avasanti 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 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **28-01-2026** 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 **28-01-2026**. 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 **27-01-2026 till 5.00 PM** at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avasanti Residency, Abhinav Chowk, Tiak Road, Pune - 411030**

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

Sr. No.	Loan A/c. No	Name of Borrower(s) / Co-borrower(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1	TCHHF0614000100068569 & TCHIN0614000100069251 & TCHIN0614000100095223	MR. BALASAHEB SAHEBRAO JADHAV MRS. SAVITA BALASAHEB JADHAV/ M/S. SHRI SAIRATNA CLINIC	Rs. 31,20,783/- is due and payable by you under Agreement no. TCHHF0614000100068569 and an amount of Rs. 2,68,318/- is due and payable by you under Agreement no. TCHIN0614000100069251 and an amount of Rs. 2,01,103/- is due and payable by you under Agreement no. TCHIN0614000100095223 totalling to Rs. 35,91,664/- 12-05-2025	Rs.50,37,750/- Earnest Money Deposit (EMD): - Rs.5,03,775/- Type of possession: - Physical	Rs. 34,49,828/- is due and payable by you under Agreement no. TCHHF0614000100068569 and an amount of Rs. 3,01,029/- is due and payable by you under Agreement no. TCHIN0614000100069251 and an amount of Rs. 2,25,274/- is due and payable by you under Agreement no. TCHIN0614000100095223 totalling to Rs. 39,76,131/- 15/12/2025
Description of the Immoveable Property : All that piece and parcel of the property bearing Gat No. 332 area 3 1/4 Road of 33 R along with R.C.C. Construction thereon at Varye Tal. & Dist. Satara its Varye Grampanchayat Miltak No. 223 Satara, and Bounded by: On or towards East : Property owned by Shri Sharad Shrirang Jadhav. On or towards West : Pune Bangalore Highway. On or towards South : Property of Jayhind V. Mahadik in same S. No., On or towards North : Property of Arjun D. Nanaware.					
2	TCHHL0614000100218094 & TCHIN0614000100218481 & TCHIN0614000100292805	MR. MANGESH RAMCHANDRA PANDIT MRS. GEETA MANGESH PANDIT	Rs. 17,45,688/- is due and payable by you under Agreement no. TCHHL0614000100218094 and an amount of Rs. 1,59,303/- is due and payable by you under Agreement no. TCHIN0614000100218481 and an amount of Rs. 1,79,790/- is due and payable by you under Agreement no. TCHIN0614000100292805 totalling to Rs. 20,84,781/- 08-07-2025	Rs. 23,13,500/- Earnest Money Deposit (EMD): - Rs. 2,31,350/- Type of possession: - Symbolic	Rs. 18,47,246/- is due and payable by you under Agreement no. TCHHL0614000100218094 and an amount of Rs. 1,73,208/- is due and payable by you under Agreement no. TCHIN0614000100218481 and an amount of Rs. 1,94,157/- is due and payable by you under Agreement no. TCHIN0614000100292805 totalling to Rs. 22,14,611/- 15/12/2025
Description of the Immoveable Property : All that piece and parcel for the purpose of Registration within the limits of Office of Sub – Registrar Satara No. 1 and 2 bearing CTS No. 166/C6, 166/A, 162/A & 166/B Plot No. 5 out of that "Ujwal Uday Heights " B Wing on Second Floor, Flat No. B – 9 adm. Super Built Up area 61.41 Sq. Mtrs. i.e. 660.77 Sq. Ft. situated at City Satara, Peth Gururath, Tal. & Dist. Satara.					
3	TCHHF0614000100104709	MR. VITTHAL KUNDLIK LAWAND MRS. JAYSHRI VITTHAL LAWAND	Rs. 16,87,296/- 05-11-2024	Rs.30,36,500/- Earnest Money Deposit (EMD): - Rs.3,03,650/- Type of possession: - Physical	Rs. 19,86,196/- 15/12/2025
Description of the Immoveable Property : All that piece and parcel of bearing Gat No. 360, of Mouje Wathar Station, Tal. Koregaon & Dist. Satara admeasuring 3H 62R Mtrs. Out of which Area admeasuring 2.1 Pail i.e. 406.35 Sq. Mtrs. i.e. 4374.00 Sq. Ft. (Along with Standing Structure admeasuring 780.00 Sq. Ft.) within the limits of Wathar Station Grampanchayat & within the limits of Tal. & Registration Sub – District Koregaon, District & Registration District Satara. It also bears Wathar Station Grampanchayat Miltak No. 732.					

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immoveable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

The E-auction of the properties will take place through portal <http://bankauctions.in/> on 28-01-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition:

- The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immoveable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer.
- The Immoveable Property shall not be sold below the Reserve Price.
- Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only).
- 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.
- 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.
- For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale.
- Inspection of the Immoveable Property can be done on 20-01-2026 between 11 AM to 5.00 PM, with prior appointment.
- 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.
- In the 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 is a Sunday or other holiday, then on the first office day after the 15th day.
- 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.
- Details of any encumbrances, Litigations 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 arrears of property tax, electricity etc. before submitting the bid.
- For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closeure, Block No 805 A, 6th Floor, Multivarium Commercial Complex, Amrpet, Hyderabad – 500038 Email: info@bankauctions.in or in Marathi Bansal, Email id Marathi Bansal, atatacapital.com Authorised Officer Mobile No 8589983696. Please send your query on WhatsApp Number – 9999078669.
- 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.
- Please refer to the below link provided in secured creditor's website <https://rbg.gov.in/> for the above details.
- 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:- Pune
Date :- 24-12-2025

Sd/- Authorised Officer
Tata Capital Housing Finance Ltd.