

**TATA CAPITAL HOUSING FINANCE LIMITED**

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013

Branch Address: Avani Signature, 91/A/1 Park Street, Block No. 302, 3rd Floor, Kolkata - 700 016

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 30 days for Sale of Immovable Asset 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, was sold on 20-02-2026 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 20-02-2026. The sealed envelope containing Demand Draft of MD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 19-02-2026 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Avani Signature, 91/A/1 Park Street, Block No. 302, 3rd Floor, Kolkata - 700 016

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	Outstanding as on
1.	TCHHF05000 00100007018 & TCHHF05000 00100067267	MS PRIYANKA ADHIKARY MR. SUPRATICK ADHIKARY. JOY MAA TARA PRINTERS.	Rs.10,79,917/- is due and payable by you under the loan account number TCHHF0500000100007018 and an amount of Rs.1,46,854/- is due and payable by you under the loan account number TCHHF0500000100067267 i.e. totaling to an amount of Rs.12,26,771/- & 04-09-2023	Rs. 15,60,000/- Earnest Money Deposit (EMD): Rs.1,56,000/- Type of possession:- Physical	Rs. 1569983/- is due and payable by you under Agreement no. TCHHF0500000100007018 and an amount of Rs. 214862/- is due and payable by you under Agreement no. TCHHF0500000100067267 totaling to Rs. 1784845/- & 07-01-2026

Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A Self-Contained Flat On The 3rd Floor, Premises No-91, Having Super Built-Up Area Of 520 Sq. Ft. More Or Less Comprising Of 2 Bedrooms, 1 Dinning Hall With Open Kitchen, 1 Toilet And 1 Balcony Together With Undivided Proprietary Share In The Land Underneath The Building Situated Within The Limit Of Baranagar Municipality, Bearing Holding No. 214, Ward No- 08, P.S. Baranagar, Premises No- 91, Dhirendra Nath Chatterjee Road, District North 24 Parganas, West Bengal, Kolkata- 700035. **Property Bounded As Follows:** East By: Dhirendra Nath Chatterjee Road, West By: Common Passage, North By: Deshbandhu Library, South By: Premises Of Shyama Charan Mondal.

2. TCHHL05000 00100000739 & TCHHF05000 00100004543	MR. RANA BISWAS MRS. SARMISHTA GHOSH	Rs. 15,09,952/- is due and payable by you under the loan account number TCHHL0500000100000739 and an amount of Rs.2,70,573/- is due and payable by you under the loan account number TCHHF0500000100004543 i.e. totaling to an amount of Rs. 17,80,525/- & 12-08-2024	Rs. 20,40,000/- Earnest Money Deposit (EMD): - Rs. 2,04,000/- Type of possession:- Physical	Rs. 1840791/- is due and payable by you under Agreement no. TCHHL0500000100000739 and an amount of Rs. 338985/- is due and payable by you under Agreement no. TCHHF0500000100004543 totaling to Rs. 2179776/- & 07-01-2026
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Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A Residential Flat Being No. C, Measuring About 680 Sq. Ft. (Super Built Up Area) On The 2nd Floor On The North-East-West Facing Of The Building Named And Known As "Ganesh Apartment" And Built And Constructed At Or Upon The Plot Of Land Measuring About 4 Cottahs, 7 Chittacks And 25 Sq. Ft. Forming Part Of R.S. & L.R. Dag No. 2, Under R.S. Khatian No. 194 Corresponding To L.R. Ar- Khish Khatian No. 298, Corresponding To L.R. Khatian No. 866 In Mouza- Jadunathbati, J.L. No. 13, Under P.S. Bijpur In The District- North 24 Parganas Within The Limits Of Jelai Gram Panchayat. **Description: Securitisation Application filed by the Third Party against TCHFL (SA/151/2025) is pending before DRT-III, Kolkata. No stay order is passed against TCHFL in the said case**

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 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:

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to be 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 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 12-02-2026 between 11 AM to 5.00 PM with limited extension of 5 minutes each.**

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