

 <b>GRIHUM HOUSING FINANCE LIMITED</b> (Formerly known as Poonawalla Housing Finance Ltd.)			Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014, Branch Off Unit: 1st Floor, Door No. 6-10-27, 10/1, Arundalpet, Guntur, Andhra Pradesh- 522002/ 3rd Floor, D.No. 79-2-1, Plot no. 119, Ward no. 12, Prasanthi Estates, Rajahmundry, Andhra Pradesh - 533103 / Unit 1st Floor, 48-6-23, Sirram Sai Gayatri Complex, Srinagar Colony, Near Rama Talkies, Vishakhapatnam, Andhra Pradesh-530016				<b>E-AUCTION - SALE NOTICE</b> (Sale of secured immovable asset under SARFAESI Act)				
<b>E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.</b> Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagee (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023) (Previously known as Magna Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimted Company) (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the <b>date mentioned in column no. (J)</b> through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <a href="https://www.bankauctions.com">https://www.bankauctions.com</a> . For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. <a href="http://www.grihumhousing.com">www.grihumhousing.com</a>											
Sr. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances /Court cases if any (K)
1	Loan No. HL00053100000005004153 Annam Sakuntala Kumari (Borrower) Annam Radha Syam (Co Borrower)	Notice date: 09/04/2025 Total Dues: Rs.2666996/- (Rupees Twenty Six Lakh Sixty Six Thousand Nine Hundred Ninety Six Only) payable as on 09/04/2025 along with interest @12.60% p.a. till the realization.	Physical	All That Piece And Parcel Of An Extent Of 96.8 Sq. Yards Or 80.93 Sq. Mts Of Residential Site Together With Roc Roofed Daba Therein With All Rights Of Easement Situated In Survey No. 71 Of Tadepalli, Situate In Municipal Ward No. 13th Block, Bearing Door No. 13-146, Situated At Tadepalli Village And Municipal Area, Mangalgiu Sub Registrar, Guntur District Being Bounded By: East : 15th Width Of Joint Passage South: Property Of Yarabadi Srinivasa Rao West: Property Of Veeramachineni Chandra Kiran Babu North: Property Of Rachakonda Varalakshmi.	Rs. 2928067/- (Rupees Twenty Nine Lakh Twenty Eight Thousand Sixty Seven Only)	Rs. 292806.71/- (Rupees Two Lakh Ninety Two Thousand Eight Hundred Sixty Seven Paise Only)	19/11/2025 Before 5 PM	10,000/-	13/11/2025 (11AM - 4PM)	20/11/2025 (11 AM- 2PM)	NIL
2	Loan No. HM0219H16100214 Sriwanha Shaik (Borrower) 2 Jani Basha Shaik (Co Borrower)	Notice date: 13/09/2019 Total Dues: Rs.17,61,710/- (Rupees Seventeen Lakhs Sixty One Thousand Seven Hundred Ten) payable as on 13/09/2019 along with interest @14.66% p.a. till the realization.	Physical	All That Piece And Parcel Of Mortgage Property Of D.No : 759, Door No : 19-270, Block No : 19, Manthri Kondajiah Street, Bommidipalem Road, Chikaluripeta Municipality, Guntur District, Andhra Pradesh. Chikaluripeta Pin 522616	Rs. 15,76,129/- (Rupees Fifteen Lakh Seventy Six Thousand One Hundred Twenty Nine Only)	Rs. 1,57,612.9/- (Rupees One Lakh Fifty Seven Thousand Six Hundred Twenty Nine Paise Only)	30/10/2025 Before 5 PM	10,000/-	27/10/2025 (11AM - 4PM)	04/11/2025 (11 AM- 2PM)	NIL
3	Loan No.LAP0668200000650252709 1 Mummdivarapu Bapi Raju (Borrower) 2 Mummdivarapu Lovakumari (Co Borrower), 3 Srinu Moruguboyina (Co Borrower)	Notice date: 06/07/2025 Total Dues: Rs. 7626271/- (Rupees Seven Lakh Eighty Two Thousand Six Hundred Twenty Seven Only) payable as on 06/07/2025 along with interest @17.35% p.a. till the realization	Physical	East Godavari District, Within The Limits Of Sub-Registrar Office, Madapeta Municipal Area, Madapeta Town, 23rd Block, R.S.No.533/1a/1 Having Near D.No.3-7-8, An Extent Of 74.44 Square Yards Or 62.24 Square Meters Situated Within The Following Particulars: Boundaries, Measurements And East: 33-00 Ft. Site Belongs To Dolla Dorababu West : 33-00 Ft. Terrace Building Belongs To Kola Buijiyya North : 20-00 Ft. Terrace Building Belongs To Mulaparthny Nagamani	Rs.8,33,751/- (Rupees Eight Lakh Thirty Three Thousand Seven Hundred Fifty One Only)	Rs. 83,375.1/- (Rupees Eighty Three Thousand Three Hundred Seventy Five and Ten Paise Only)	30/10/2025 Before 5 PM	10,000/-	27/10/2025 (11AM - 4PM)	04/11/2025 (11 AM- 2PM)	NIL
4	Loan No. HI00219100000005035426 Nerella Srirama Murthy (Borrower) 2. Nerella Sumalatha (Co Borrower)	Notice date: 07/06/2025 Total Dues: Rs. 3095990/- (Rupees Thirty Lakh Ninety Five Thousand Nine Hundred Ninety Only) payable as on 07/06/2025 along with interest @12.35% p.a. till the realization	Physical	Guntur District, Koretipadu Sub-District, Guntur Municipal Corporation Area, Gorantla Village, D.No.386, Out Of Ac.9- 06cts., In That Out Of Ac.2-75cts., Of Land In That Plot Nos.21, 22, 23 And 24, In That An Extent Of 1446sq.Yds., Of Site With Thirumala Heights Apartment Bounded By: East: 30 Feet Wide Road, 131.3 Ft., South: Site Of Plot No.20, 27, 100 Ft., West: 30 Feet Wide Road, 129 Ft., North: Circar Donka, 100 Ft.,	Rs. 21,00,000/- (Rupee Twenty One Lakh Only)	Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only)	30/10/2025 Before 5 PM	10,000/-	27/10/2025 (11AM - 4PM)	04/11/2025 (11 AM- 2PM)	NIL
5	Loan No. HL00054000000005001235 Mahammad Siddikh (Borrower) Md Rahimunisa (Co Borrower)	Notice date: 10/05/2025 Total Dues: Rs. 2070900/- (Rupees Twenty Lakh Seventy Thousand Nine Hundred Only) payable as on 10/05/2025 along with interest @10.6% p.a. till the realization	Physical	All That Piece And Parcel Of The An Undivided Unspecified Site Of Extent Of 30.74 Sq.Yds Share Out Of 184.44 Sq.Yds together With Flat No.S-1 In 2nd Floor Measuring 950 Sft, (Including Common Areas ) And Two Wheeler Parking In Stilt Floor "Keerthy Residency Constructed In " Western Part Of Plot No.10 Covered By S.No.104 Part Srinagar Colony Of Gajularega Village, And Panchayat, Vizianagaram Municipal Corporation Area, Vizianagaram District Site East : Plot No.10 Eastern Part Site South : Layout Road West : Plot No.11 Site North : House Of Suryaprakash	Rs. 12,90,000/- (Rupees Twelve Lakh Ninety Thousand Only)	Rs. 1,29,000/- (Rupees One Lakh Twenty Nine Thousand Only)	30/10/2025 Before 5 PM	10,000/-	27/10/2025 (11AM - 4PM)	04/11/2025 (11 AM- 2PM)	NIL
The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bid. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider C1 India PVT Ltd. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id - <a href="mailto:Support@bankauctions.com">Support@bankauctions.com</a> . Contact Person - Dharni P, E-mail id: <a href="mailto:dharni.p@c1india.com">dharni.p@c1india.com</a> , Contact No.9948182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit of amount of the Earnest Money Deposit (EMD) by way of bank of NEFT/RTGS /DD in the Account name – GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C, Account no. – 091551000028, IFSC code - ICICI000915, Branch Address - ICICI Bank Ltd, Panchsheel Tech Park, Near Ganapathi Chokk, 4334 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before the date mentioned in column no. (G) and register their name at <a href="https://www.bankauctions.com">https://www.bankauctions.com</a> and get user ID and password free of cost and get training on e-auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-addressed hard copy at Address: 1st Floor, Door No. 6-10-27, 10/1, Arundalpet, Guntur, Andhra Pradesh- 522002/ 3rd Floor, D.No. 79-2-1, Plot no. 119, Ward no. 12, Prasanthi Estates, Rajahmundry, Andhra Pradesh, - 533103/ 1st Floor, 48-6-23, Sirram Sai Gayatri Complex, Srinagar Colony, Near Rama Talkies, Vishakhapatnam, Andhra Pradesh-530016 Mobile no. +91 9567626050 e-mail ID <a href="mailto:rahul.r1@grihumhousing.com">rahul.r1@grihumhousing.com</a> For further details on terms and conditions please visit <a href="https://www.bankauctions.com">https://www.bankauctions.com</a> and <a href="http://www.grihumhousing.com">www.grihumhousing.com</a> to take part in E-auction. This notice should also be considered											



# TATA CAPITAL HOUSING FINANCE LIMITED

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

Branch Address: D. No:54-15-4C/1, 5Th Floor, RK Galleria, Srinivasa Bank Colony, Service Road,Near Sweet Magic, Sbi Building, Vijayawada-520008

**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 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 **20-11-2025** 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 20-11-2025**. 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 **19-11-2025 till 5.00 PM** at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED, D. No:54-15-4C/1, 5th Floor, RK Galleria, Srinivasa Bank Colony, Service Road, Near Sweet Magic, SBI Building, Vijayawada-520008**. 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.	10134884	<b>Mr. CHANDRA SEKHAR KAI, Ramgolap Shipping Service, Mrs. Durga Kai,</b>	<b>Rs. 455213/-</b> (Rupees Four Lakh Fifty Five Thousand Two Hundred Thirteen Only) & <b>11-04-2025</b>	<b>Rs. 6,51,000/-</b> <b>Earnest Money Deposit (EMD): Rs. 65,100/-</b> <b>Type of possession:- Physical</b>	<b>Rs. 502241/-</b> (Rupees Five Lakh Two Thousand Two Hundred Forty One Only) & <b>13-10-2025</b>

**Description of the Immovable Property:** All that plot of vacant site with an extent of 163.16 sqyds in Plot No.3, out of Ac 4.00 cents of land in Survey No.'s. 2231/1 and 2241/1, in Karapa Village, divided into house plots and approved by the Director of town and country planning, Rajahmundry, vide L.P.No. 39/2017/R, situated at Karapa Village, Karapa Gram Panchayath, Karapa mandal, Tallarevu Sub Registrar office limits, East Godavari District, Andhra Pradesh **bounded and measured as follows:** East: Plot No.7.33 ft., South: Plot No.4 site 44.6 ft., West: 40 feet width of road 33 ft., North: Plot No.2 site 44.6 ft. Within the above boundaries, an extent of 163.16 sqyds of vacant site, with all usufruct, water, ways with all easement rights.

2.	TCHHL094200100299300 & TCHIN0942000100303142	<b>Mr. BESETTY APPALA SWAMY Mrs. BESETTY RAJSHREE</b>	<b>Rs. 21,13,959/-</b> is due and payable by you under Agreement no. TCHHL0942000100299300 and an amount of Rs. 1,43,018/- is due and payable by you under Agreement no. TCHIN0942000100303142 and Tallying to Rs. 22,56,977/- & 10-04-2025	<b>Rs. 23,80,000/-</b> (Rupees Twenty Three Lakh Eighty Thousand Only) <b>Earnest Money Deposit (EMD): Rs. 2,38,000/-</b> (Rupees Two Lakh Thirty Eight Thousand Only) <b>Type of possession:- Physical</b>	<b>Rs. 2246635/-</b> is due and payable by you under Agreement no. TCHHL0942000100299300 and an amount of Rs. 161022/- is due and payable by you under Agreement no. TCHIN0942000100303142 totalling to Rs. 2407657/- & 13-10-2025
----	----------------------------------------------	-------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Description of the Immovable Property:** All that piece and parcel of the Residential Flat No.GR.No.106, in Ground floor, in "Sai Vihar", construction of stilt, ground + three upper floors RCC roofed residential building, constructed in a vacant site for a total extent of 820.92 sq yards of 686 sq mtrs of common area, in that an undivided and unspecified joint share of 30 sq yards of 25.092 sq mtrs., along with RCC residential Flat measuring 850 sqft(including all common areas and common utilities), covered under old Sy.No.893, New Sy.No.290/2, bearing Plot No.5.6,15 & 16, in an approved lay out. Approved vide P.R.No.3, dated 31-05-1995, by Balaga rural Chapuram grama Panchayathi, situated in Balaga Revenue Village, Srikakulam mandal, Srikakulam Sub Division, Srikakulam District. **Schedule – A (Measurements) :-** East to west North side: 55 ft or 16.764 mtrs., East to West center part(1st Measure) : 54 feet or 16.459 mtrs., East to West center part(2nd measure): 57 feet or 17.37 mtrs., East to West center part(3rd measure): 56 feet or 17.06 mtrs., East to West South side: 55 feet or 16.764 mtrs., North to south East side: 134 feet or 40.843 mtrs., North to South West side: 132.5 feet or 40.386 mtrs., **Boundaries:-** East: water flow canal in some part, vacant site of SD constructions, in some part and site of Gondu Simmanna in some part; South: lay out road; North: wet land of Allina Revathi; **Schedule – B:-** Within the above 820.92 sq yards or 686 sq mtrs of common area, in an undivided an unspecified joint share of 30 sq yds or 25.092 sq mtrs., residential Flat No.GR.No.106, measuring an extent of 850 sq.ft.(including all common areas and common utilities), situated on the ground floor in "Sai Vihar", standing on the name of Mr. Besetty Appala Swamy vide Settlement Deed No.14749/2024 and **bounded as follows:-** East: open to sky; South: open to sky; West: common corridor; North: Flat No.GR.No.105;

3.	10006329	<b>Mr. PANCHADARLA RAJU Mrs. PANCHANDRALLA SANYASAMMA,</b>	<b>Rs. 1794177/-</b> (Rupees Seventeen Lakh Ninety Four Thousand One Hundred Seventy Seven Only) & <b>19-12-2024</b>	<b>Rs. 25,08,000/-</b> <b>Earnest Money Deposit (EMD): Rs. 2,50,800/-</b> <b>Type of possession:- Physical</b>	<b>Rs. 1991174/-</b> (Rupees Nineteen Lakh Ninety One Thousand One Hundred Seventy Four Only) & <b>13-10-2025</b>
----	----------	------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------

**Description of the Immovable Property: Schedule – A :-** An extent of 300 sqyds or 250.83 sqmts of site in R S No.47/2, Yenamalakuduru Village, Penamalaru Mandal, SRO Patamata, Vijayawada, Krishna District, and **bounded as follows:- Boundaries:-** East: 24.0 ft width road 45.0 ft ; South: Velagapudi Narayana rao Property 60.0 ft; West: Hosanna Ministries property 45.0 ft; North: Kasani Venkata Narendra property (Narendra Avenues); **Schedule – B :-** An unspecified joint share of 20 sqyds or 16.72 sq.mtrs in "Phanindra Avenue", 1st Floor, Flat No.FF-3 constructed in Schedule-A with plinth area of 700 sq.ft including common area, balcony, 60 sq ft car parking with all rights of easement and annexes attached to it., standing on the name of Mr. Panchadara Raju vide Settlement Deed No.3783/2013 and **bounded as follows:- Boundaries:-** East: open to sky ; South: open to sky; West: stair case and common corridor; North: Joint wall between this and Flat No. FF-4;

4.	TCHHL045300100141041 & TCHIN0453000100143861	<b>Mr Botla Veera Venkateswara Rao,</b>	<b>Rs. 36,46,750/-</b> is due and payable by you under Agreement no. TCHHL0453000100141041 and an amount of Rs. 1,96,559/- is due and payable by you under Agreement no. TCHIN0453000100143861 and Tallying to Rs. 38,43,309/- & 19-05-2025	<b>Rs. 44,00,000/-</b> (Rupees Forty Four Lakh Only) <b>Earnest Money Deposit (EMD): Rs. 4,40,000/-</b> (Rupees Four Lakh Forty Thousand Only) <b>Type of possession:- Physical</b>	<b>Rs. 3793249/-</b> is due and payable by you under Agreement no. TCHHL0453000100141041 and an amount of Rs. 206106/- is due and payable by you under Agreement no. TCHIN0453000100143861 totalling to Rs. 3999355/- & 13-10-2025
----	----------------------------------------------	-----------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Description of the Immovable Property:** All that the piece and parcel of the open Plot Nos.40 & 41 admeasuring 366.66 Sq.Yds., equivalent to 306.584 Sq Mtrs., in the residential layout known as "PERAM ADITYA LAVENDER AAVENUE" developed by obtaining DTCP layout approval vide TLP.No.297/2021/H, Dated:12.10.2021, which is formed in the total land to an extent of Ac.26.24 Gts in Survey Nos.155P/ 158P/ 159P/ 160P/ 161P/ 167P, 168P/ & 169P of Gangaram Village, Kondapur Mandal, Sangareddy District, Telangana state with all rights appurtenances whatsoever hereunder of underneath or above the surface standing on the name of Botla Veera Venkateswara Rao vide Registered Sale Deed No.9343/2022 **Bounded :-** East :- 33 Feet Wide Road, West :- Plot Nos:34 & 35, North :- Plot No.42, South :- Plot No.39.

5.	TCHHL045300100065067 & TCHIN0453000100175280	<b>Mr Eskuri Satynarayana, Mrs Eskuri Jyothi</b>	<b>Rs. 6,72,580 /-</b> is due and payable by you under Agreement no. TCHHL0453000100065067 and an amount of Rs. 52,651/- is due and payable by you under Agreement no. TCHIN0453000100175280 and Tallying to Rs. 7,25,231/- & 14-05-2025	<b>Rs. 19,80,000/-</b> (Rupees Nineteen Lakh Eighty Thousand Only) <b>Earnest Money Deposit (EMD): Rs. 1,98,000/-</b> (Rupees One Lakh Ninety Eight Thousand Only) <b>Type of possession:- Physical</b>	<b>Rs. 708865/-</b> is due and payable by you under Agreement no. TCHHL0453000100065067 and an amount of Rs. 59988/- is due and payable by you under Agreement no. TCHIN0453000100175280 totalling to Rs. 768853/- & 13-10-
----	----------------------------------------------	--------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------