

MITCON/Secretarial/2023-24/07

19<sup>th</sup> May, 2023

To,  
Listing Department,  
National Stock Exchange of India Limited,  
Exchange Plaza, Bandra Kurla Complex,  
Bandra (East),  
Mumbai-400 051  
Fax No.: 022-26598237/38

**Subject: Newspaper publication of Audited Standalone & Consolidated Financial Results for the Quarter and Financial Year ended on 31<sup>st</sup> March, 2023.**

**Ref: Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Dear Sir/Madam,

Pursuant to the provisions of Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we have published the Audited Standalone & Consolidated financial results of the Company approved in the Board Meeting held on 17<sup>th</sup> May, 2023, for the quarter and financial year ended 31<sup>st</sup> March, 2023 in the newspapers viz.- '**Financial Express (English)**' and '**Loksatta (Marathi)**' on 19<sup>th</sup> May, 2023. Copies of the said newspaper publications are enclosed herewith.

Kindly take the said documents on your records.

Thanking you,  
Yours faithfully,

**For MITCON Consultancy & Engineering Services Limited**

**Ms. Ankita Agarwal**  
**Company Secretary & Compliance Officer**  
**M. No. A49634**

**Encl: As above**



**FORM G INVITATION FOR EXPRESSION OF INTEREST FOR SRI MARUTI WIND PARK (INDIA) PRIVATE LIMITED**

**OPERATING IN DEVELOPING WIND POWER PROJECTS IN MAHARASHTRA AND GUJARAT**  
(Under Regulation 36A(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**RELEVANT PARTICULARS**

- Name of the corporate debtor along with PAN/ CIN No. Sri Maruti Wind Park (India) Private Limited CIN: U74900PN2011PTC138862
- Address of the registered office: B-402, Ujjwal Sree, S.No. 273 J.L. Road, Mauli Garden Borer, Baner, Pune-411045, Maharashtra
- URL of website: NA (The Corporate Debtor does not maintain any separate website)
- Details of place where majority of fixed assets are located: Maharashtra
- Resistant capacity of main products/ services: NA
- Quantity and value of main products/ services sold in last financial year: Quantity not applicable as the Corporate Debtor operates in service sector. As per the latest available audited financial statements for FY 2020-21 revenue from operations was Rs. 368.82 Lacs
- Number of employees/ workers: NA
- Further details including last audited financial statements (with schedules) of two years, list of creditors, relevant dates for subsequent events of the process are available at: This details can be obtained from the IRP/ RP through the following email id: [marutiwind.cirp@gmail.com](mailto:marutiwind.cirp@gmail.com)
- Eligibility for resolution applicants under section 25(2)(h) of the Code is available at: Eligibility Criteria is mentioned in the detailed invitation of EOI and can be obtained from IRP/ RP through the following email id: [marutiwind.cirp@gmail.com](mailto:marutiwind.cirp@gmail.com)
- Last date for receipt of expressions of interest: 08-05-2023
- Copy of issue of provisional list of prospective resolution applicants: 13-05-2023
- Last date for submission of objections to provisional list: 18-05-2023
- Process email ID to submit EOI: [marutiwind.cirp@gmail.com](mailto:marutiwind.cirp@gmail.com)

Date: 19-05-2023  
Place: MUMBAI

Nitin Om Kohart  
Resolution Professional

**For SRI MARUTI WIND PARK (INDIA) PRIVATE LIMITED**  
IBBI Registration No.: IBBI/IN-003/ RP-02310/2020-2021/13477  
Address: SA-301, Alice Bagaz, Lohandiyala Township, (Rundoli West), Mumbai-400011  
AFR valid upto 27-Feb-24, Phone -9866442286

**NOTICE**

Notice is given on behalf of my client Mr. Chetan Chhajed and Mrs. Priyanka Chhajed who are intending to purchase the Property detailed in the Schedule hereunder from its owner etc., Mr. Chetva Reddy and Mrs. Sarika Reddy. Therefore, except the ongoing loan of Federal Bank as claimed by the owners, any person(s) having any claim in respect of the Property or part thereof by way of sale, mortgage, charge, gift, maintenance, inheritance, possession, lease, tenancy, sub-tenancy, license, hypothecation, transfer of title or beneficial interest under any trust, right of prescription or pre-emption or under any document or other disposition as under any decree, order or award or otherwise having any objection, claim, interest, dispute for the above intended sale transaction, such person(s) may contact the undersigned with the documentary proof substantiating their objections/claims/ details within seven (7) days from the date of this publication, failing which the claim/objections/ disputes of such person(s) will be deemed to have been waived and/ or abandoned and there shall be no claim/objections/ disputes will be entertained.

**Schedule of the Property**  
All that piece and parcel of flat no. 307, on the 3rd floor in the building called "Sun Seltam" measuring 187.29 sq.mts. (larger), along with terrace, associated car parking spaces, constructed on Plot S.No. 202/1, CTS 2162/A, Yashwantrao, Pune.

Draft: 18.05.2023  
Place: Pune  
Adv. Nihansa Fandri, 702, 80 Gandhi, Indraprastha Co-op Society, Kalyansagar, Pune 411006.

**MITCON** Solutions for Sustainable Tomorrow

**MITCON Consultancy & Engineering Services Limited**  
Registered Office: First Floor, Kubera Chambers, Shivajinagar, Pune-411 005, Maharashtra, India.  
Phone: +91-20-2553 4322, 2553 3309 Email: [cs@mitconindia.com](mailto:cs@mitconindia.com) Website: [www.mitconindia.com](http://www.mitconindia.com)  
CIN: L74140PN1982PLC026933

**STATEMENT OF AUDITED STANDALONE AND CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND FINANCIAL YEAR ENDED 31ST MARCH, 2023**  
(₹ Lakhs)

| Sr. No. | Particulars  | Standalone    |            |               | Consolidated  |            |               |
|---------|--|---------------|------------|---------------|---------------|------------|---------------|
|         |  | Quarter Ended | 12 Month   | Quarter Ended | Quarter Ended | 12 Month   | Quarter Ended |
|         |  | 31/03/2023    | 31/03/2023 | 31/03/2022    | 31/03/2023    | 31/03/2023 | 31/03/2022    |
|         |  | Audited       | Audited    | Audited       | Audited       | Audited    | Audited       |
| 1       | Total Income from operations   | 1,805.43      | 4,777.25   | 1,862.20      | 2,827.92      | 8,575.36   | 2,926.84      |
| 2       | Net Profit / (Loss) from ordinary activities after tax   | 84.47         | 579.93     | 107.49        | 5.67          | 379.66     | 89.26         |
| 3       | Net Profit / (Loss) for the period after tax (after Extraordinary items)   | 84.47         | 579.93     | 107.49        | 5.67          | 379.66     | 89.28         |
| 4       | Equity Share Capital   | 1,342.15      | 1,342.15   | 1,342.15      | 1,342.15      | 1,342.15   | 1,342.15      |
| 5       | Total Reserves including non-controlling interest (excluding Revaluation Reserve as shown in the Balance Sheet of previous year) | 9,657.53      | 9,657.53   | 9,084.91      | 9,989.09      | 9,989.09   | 8,869.62      |
| 6       | Earnings Per Share (before extraordinary items) (of Rs.10/- each)  | 0.63          | 4.32       | 0.80          | 0.49          | 3.27       | 0.67          |
|         | Basic (₹)  |               |            |               |               |            |               |
|         | Diluted (₹)  |               |            |               |               |            |               |
| 7       | Earnings Per Share (after extraordinary items) (of Rs.10/- each)   | 0.63          | 4.32       | 0.80          | 0.49          | 3.27       | 0.67          |
|         | Basic (₹)  |               |            |               |               |            |               |
|         | Diluted (₹)  |               |            |               |               |            |               |

Notes: The above is an extract of the detailed format of Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of Financial Results for the quarter and financial year ended 31st March, 2023 are available on the Stock Exchange websites ([www.sebiindia.com](http://www.sebiindia.com)) and Company's website ([www.mitconindia.com](http://www.mitconindia.com))

For and on behalf of Board of Directors  
Sd/-  
**Mr. Anand Chalwade**  
Managing Director

Place: Pune  
Date: 17 May, 2023

**Canara Bank** Asset Recovery Management Branch  
1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune - 411004.  
Phone No. 020-25511034 / 9798032011/9860033368. Email - [cb5208@canarabank.com](mailto:cb5208@canarabank.com)

**Sale Notice**

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8/ (6) 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 described immovable properties mortgaged/charged and Movable Assets hypothecated to the Secured Creditor, the **Symbolic Possessor** of which has been taken by the Authorised Officer of Asset Recovery Management Branch, Canara Bank, 1st Floor, 1259, Renuka Complex, J.M Road, Deccan Gymkhana, Pune - 411004, of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" basis for recovery of below mentioned amount plus further interest and charges due to the ARM branch, Pune of Canara Bank from Borrower. Details of full description of the properties, Reserve Price, EMD and last date to deposit EMD are as follows:

| Sl. No. | Name of the Borrowers & Guarantors  | Outstanding Amt. & Type of Possession  | Location & Details of the Properties  | E-Auction Date | Reserve Price  | EMD & last date to deposit EMD            | Known Encumbrance |
|---------|---|--|---|----------------|--|---|-------------------|
| 1.      | M/s Augment Media Design and Promotion (Borrower), Mr. Vishal Ganesh Sakpal (Proprietor and Guarantor), Mr. Jitendra Parsuram Adhav (Guarantor and Mortgagee), Mrs. Vasanti Jitendra Adhav (Guarantor and Mortgagee)  | Rs. 3,44,98,873.01 (Rs. Three Crore Fourty Four Lakhs Ninety Eight Thousand Eight Hundred Seventy Three Paissa One Only) as on 31/03/2023 plus further interest<br>Type of Possession: Symbolic Possession | All that piece and parcel of Bungalow "Aharva Siddhi", at Plot No C-5, "Shri Adeshakti No. 2 Co-Op. Housing Society Ltd", S. No. 33 Part, Hissa No. 1/4 & 2-2, Telephone Exchange Road, Near Rajmudra Society and Tilajabawani Mata Temple, Vidyaapeeth Road, at Dhankawadi, Tal. Havelli, Pune - 411043 jointly owned by Mr. Jitendra P Adhav and Mrs. Vasanti J Adhav Bounded by: East: Bungalow of Mr. Shinde, South: Society Road, West: Society Road, North: Bungalow of Mr. Chinchikar<br>(The property is under symbolic possession of bank) | 02/06/2023     | Rs. 84,00,000/- (Rs. Eighty Four Lakhs Sixty Thousand Only)                      | Rs. 8,64,000/-<br>01/06/2023<br>11:50 PM  | Not Known to Bank |
| 2       | M/s Siddharth Infra Tech. Pvt. Ltd. (Borrower), Mr. Sunil M Kotecha (Mortgagor & Guarantor), Mrs. Madhuri Sunil Kotecha (Mortgagor & Guarantor) and Mr. Manakchand Kapurchand Kotecha (Mortgagor & Guarantor) of loan in the name of M/s Siddharth Infra Tech Pvt. Ltd. | of Rs. 38,05,45,370.35 (Rs. Thirty Eight Crores Nine Lakhs Fourty Five Thousand Three Hundred Seventy and Paissa Thirty Five only) plus further interest<br>Type of Possession: Symbolic Possession        | Duplex Flat No. A-502, Fifth & Sixth Floor, OPUS, TP Scheme - III, CTS. No. 55/32, Final Plot No. 454, Sub Plot No. 1&2, Iravadi Kanve Marg, Salsbury Park, Opposite Union Bank Of India, Gulkaradi, Pune. In the name of M/s Siddharth Infra Tech P Ltd The Boundaries are as follows: East: CTS No. 55/33, West: By Road, North: Sub Plot No. 4, South: By Road.  | 20/06/2023     | Rs. 3,48,08,000/- (Rupees Three Crores, Fourty Eight Lakhs Eight Thousand Only.) | Rs. 34,80,800/-<br>19/06/2023<br>11:50 PM | Not Known to Bank |

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager, ARM Branch, 1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune - 411004, Phone No. 020-25511034 / 9798032011, 9860033368 during office hours on any working day.  
Date: 18/05/2023, Place: Pune  
Authorized Officer, Canara Bank

**Canara Bank** Asset Recovery Management Branch  
1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune - 411004.  
Phone No. 020-25511034 / 9798032011, 9860033368 Email - [cb5208@canarabank.com](mailto:cb5208@canarabank.com)

**Sale Notice**

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8/ (6) 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 described immovable properties mortgaged/charged and Movable Assets hypothecated to the Secured Creditor, the **possession** of which has been taken by the Authorised Officer of Asset Recovery Management Branch, Canara Bank, 1st Floor, 1259, Renuka Complex, J.M Road, Deccan Gymkhana, Pune - 411004, of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 09/06/2023 for recovery of below mentioned amount plus further interest and charges due to the ARM branch, Pune of Canara Bank from Borrower. Details of full description of the properties, Reserve Price, EMD and last date to deposit EMD are as follows:

| Sl. No. | Name of the Borrowers & Guarantors  | Outstanding Amt. & Type of Possession  | Location & Details of the Properties  | Reserve Price      | EMD & Last date to Deposit EMD               | Known Encumbrance |
|---------|---|--|---|--------------------|--|-------------------|
| 1       | M/s. Axis Agro India Pvt. Ltd (Borrower), Mr. Sunil Nivrutti Shinde and Mrs. Surekha Sunil Shinde (Directors / Mortgagees) Residing at Shinde Villa, Survey No. 23, Hissa No. 1/2/2, 1/2/4 and 1/2/6, Ashirwad Colony, Nigdi, Pune 411044 | Rs. 9,00,15,860.80 (Rs. Nine Crores Fifteen Thousand Eight Hundred Sixty and Paissa Eighty only) as on 31/03/2023 plus further interest and charges<br>Type of Possession: Symbolic Possession                             | All that Piece and parcel of the bungalow at S. No. 23 Hissa No. 1/2/2, 1/2/4 & 1/2/6, Ashirwad Colony, Near Appu Ghar, Nigdi, Pune in the name of Smt. Surekha Shinde. (Property under Symbolic Possession of the Bank)  | Rs. 3,25,17,000/-  | Rs. 32,51,700/-<br>08/06/2023 till 5:00 PM   | Not Known to Bank |
| 2       | M/s. Dhanraj Enterprises (Borrower), Sri. Sunil Ramdas Patil, Smt. Jayashri Pravin Jadhav (Borrowers / Guarantors / Mortgagees).  | Rs. 2,07,74,073.56 (Rs. Two Crore Seven Lakh Seventy Four Thousand Seventy Three and Paissa Fifty Six only) as on 31/03/2023 plus further interest<br>Type of Possession: Symbolic Possession                              | All that piece and parcel of Duplex Flat No. 3, on Ground + First Floor, of the Wing 'B' in 'Darshan Residency', on Sector No. 29, Plot No. 7A/25, Shinde Vasti, Near PGMC Garden, at Rawat, Taluka- Havelli, Pune Bounded by: East: Nalla, West: 34.5 Mtr wide road, South: Nalla, North: Area out of 12.5%.<br>(The property is under Symbolic possession of bank)  | Rs. 97,20,000/-    | Rs. 9,72,000/-<br>08/06/2023 till 5:00 PM    | Not Known to Bank |
| 3       | M/s Dwarka Textile Park (Borrower), Deepak Kantil Samandaria, Gokul Shrikisan Marda, Sunayana Deepak Samandaria and Shreyas Gokul Marda (Borrowers/ Guarantors of M/s. Dwarka Textile Park).  | Rs. 36,70,58,816.38 (Rs. Thirty Six Crores Seventy Lakhs Fifty Six Thousand Eight Hundred Sixteen and Paissa Thirty Eight only) as on 31/03/2023 plus further interest<br>Type of Possession: Symbolic Possession          | Factory Land and Building at Plot No. B-05, MIDC, Solapur-Akkalkot, Road, Solapur-413006, measuring total 16386 Sq. Mts. The Boundaries of the property are as follows: East: MIDC Road, West: MIDC Plot No. B-1 and B-2, North: MIDC Boundary, South: MIDC Plot No. B-4  | Rs. 11,00,00,000/- | Rs. 1,10,00,000/-<br>08/06/2023 till 5:00 PM | Not Known to Bank |
| 4       | Mr. Sunil Ramdas Patil (Borrower) Residing at Flat No. 4, Sakets Apartments, Biji Nagar, Pimpri Chinchwad, Pune (MH)-411033 and Mr. Rajendra Ganjanan Yadav (Guarantor) at Sr. NO 472, Nath Krupa Bungalow, Dighi, Pune (MH)-411015.      | Rs. 5,77,74,250.94 (Rs. Five Crores Seventy Seven Lakhs Seventy Four Thousand Two Hundred Fifty and Paissa Ninety Four only) as on 31/03/2023 plus further interest and charges<br>Type of Possession: Physical Possession | All that Piece and parcel of the Flat no. 7, on the 3rd floor adm about 869 sq ft built up area including attached terrace + terrace above Flat no. 7, adm about 90.45 sq mtrs. Built up, along with 1 car parking situated at 'A' Wing in the project "Kakade Paradise" situated at CTS No 55/11A, situated at Erandwane, Tal. Havelli, Dist. Pune in the name of Sunil Ramdas Patil, Bounded as: On or towards North: Side margin of the building, On or towards South: Side margin of the building, On or towards East: Side margin of the building, On or towards West: Side margin of the building & All that Piece and parcel of the Flat no. 8, on the 3rd floor adm about 1550 sq ft built up area including attached terrace + terrace above Flat no. 8, adm about 109.89 sq mtrs. Built up, along with 1 car parking situated at 'A' Wing in the project "Kakade Paradise" situated at CTS No 55/11A, situated at Erandwane, Tal. Havelli, Dist. Pune in the name of Sunil Ramdas Patil, Bounded as: On or towards North: Side margin of the building, On or towards South: Flat No. 7 and staircase, On or towards East: Side margin of the building, On or towards West: Side margin of the building. | Rs. 2,49,30,000/-  | Rs. 24,93,000/-<br>08/06/2023 till 5:00 PM   | Not Known to Bank |

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager, ARM Branch, 1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune - 411004, Phone No. 020-25511034 / 9798032011, 9860033368, during office hours on any working day.  
Date: 19/05/2023, Place: Pune  
Authorized Officer, Canara Bank

**RUPEE CO-OP. BANK LTD.** (Under Liquidation)  
Head Office: Plot No. BC/1, Market Yard, Gullbakh, Pune. 411 037, Tel: 020-24270548, 24270348, 24270148, 24270648  
Branch - Pratinagar, Ram Dhwaj Commercial Complex, Plot No. 732/B C, Sr. No. 1909, Bidewadi, Pune Satara Road, Pune 411037

**POSSESSION NOTICE**

Whereas the Authorised Officer of Rupee Co-op. Bank Ltd., under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice on 08.05.2017 up to 13(2) of the said Act, calling upon the Borrower Mortgagee - Mr. Kamlesh Gomraj Katariya, & Guarantors (1) Mr. Pramod Ramaji Oswal, and (2) Mr. Nitin Premkumar Bhalla to repay the amount mentioned in the said Notice being Rs. 8,17,967.00 (Rupees Eight Lakhs Seventeen Thousand Nine Hundred Sixty Seven Only) as on 31.03.2017 with future interest at the contractual rate(s) on the aforesaid amount and incidental expenses, costs & charges etc. incurred and to be incurred thereon from 01.04.2017 onwards until the date of payment, within 60 days from the date of the said Notice. The borrower and others mentioned hereinabove having failed to repay the amount, notice is hereby given to the borrower and others mentioned hereinabove in particular and to the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/s/ 13(4) of the said Act read with the Rule 6 of the said Rules on this 09.05.2023. The borrower and the others mentioned hereinabove 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 Rupee Co-op Bank Ltd. for an amount of Rs. 6,05,598.00 (Rupees Six Lakhs Five Thousand Five Hundred Ninety Eight Only) as on 31.03.2023 together with future interest at the contractual rate(s) on the aforesaid amount and incidental expenses, costs & charges etc. incurred and to be incurred thereon from 01.04.2023 onwards till the date of payment.

**DESCRIPTION OF THE PROPERTY**

"All that piece and parcel of the Flat No. 14, measuring 971 Sq. Fts. i.e. 90.25 Sq. Mtrs. built up at Fourth Floor of the building known as "Gurudatta Heights" property situated at Mouje Katraj, bearing Survey No. 12, Hissa No. 24, within the limits of Pune Municipal Corporation and within the jurisdiction of sub-Registrar, Tal. Havelli, Dist. Pune"

Sd/-  
**AUTHORISED OFFICER**  
Under Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002,  
Rupee Coop. Bank Ltd., Pune (Under Liquidation)

Date: 09.05.2023  
Place : Pune

**TATA CAPITAL HOUSING FINANCE LTD.**  
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.  
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 1st Floor FC Annex Building, Opp Ferguson college, Pune 411005.

**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 "As is where is" & "As is what is" and "Whatever there is" 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 PM. on the said 21-06-2023. The sealed envelope containing Demand Draft of EMD for participating in E-Auction sale will be submitted to the Authorised Officer of the TCHFL on or before 20-06-2023 till 5.00 PM. at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 1st Floor FC Annex Building, Opp Ferguson college, Pune 411005.

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 |
|--------|--------------|---|---|---|---|--------------------|
| 1      | 9861063      | MR. KAUSAR ABDUL SHAIKH   | Rs. 22,60,375/- (Rupees Twenty Two Lakh Sixty Thousand Three Hundred Seventy Five Only) | Rs. 21,60,891/- (Rupees Twenty One Lakh Sixty Thousand Eight Hundred Ninety One Only) | Rs. 2,16,089/- (Rupees Two Lakh One Hundred Eighty Nine Only) | Physical           |

**Description of the Immovable Property - Schedule - A** The land measuring Hectares 02-81 Ares bearing Gat No. 1 totally measuring Hectares 03-33 Ares of project known as "Xrbia Hinjewadi Road" lying and being village Bebadohal, Taluka Maav District of Pune and within the limits of the Zilla Parishad village Bebadohal and Grampanchayat village Bebadohal and the same is bounded as follows : On or towards the East : By land bearing Gat No. 2, 3, 4 and Road. On or towards the South : By land bearing Gat No. 5. On or towards the West: By Gaonthan, On or towards the North : By remaining land out of Gat No. 1 and River.

**Schedule - B** The Residential Flat Measuring 38.83 Sq. Mtrs. (equivalent to 418 Sq. Ft.) carpet area bearing No. 701 situated on the Seventh Floor in "B2" building of the said Complex to be known as "XRBIA HINJEWADI ROAD" under construction on the land more particularly described in the Flat Schedule herein above written, Flat is delineated in red ink on the approved floor plans of the said building.

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 30 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: The E-auction will take place through portal <https://DisposalHub.com> on 21-06-2023 between 2.00 PM to 3.00 PM with limited extension of 10 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 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 13-06-2023 between 11.00 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 is 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 arising 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, M/s Nexen Solutions Private Limited, Address: #203, 2nd Floor, Shree Shyam Palace, Sector: 4&5 Crossing, Railway Road, Gurgaon - 122 006 through its Mobile No. +91 97100 29933, +91 98100 29926, Tel. No. +91 124 4 233 933, E-mail ID: [CSO@disposalhub.com](mailto:CSO@disposalhub.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 <https://bit.ly/42W6N> 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: Pune  
Date: 19-05-2023  
Sd/- Authorized Officer  
Tata Capital Housing Finance Ltd.