APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

pnb Housing Finance Limited Ghar Ki Baat

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS 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)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.SALEM: 104/7, Salem Productivity Council,SPC Bhawan, Manivannan Street,Opp New Bus Stand, Salem-636 004, **B.O.CHENNAI:** Vaagai Building, 2nd Floor, Sec-1, Ambattur Industrial Estate, 2nd Main Road, Chennai- 600058.

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
NHL/SLM/0418/516468 Sathish Kumar B/Mabelsugi R/Bala Tex, B.O.: SALEM	**Rs. 1,01,70,051.08 & 14/03/2023**	Physical Possession	SF No 174/2, 22, Mariyamman Thottam, Kms Garden, Alagapuram Pudhur, Salem, Tamil Nadu-636016, Salem, India.	**Rs. 91,28,000**	**Rs. 9,12,800**	29/05/2026	**Rs. 20,000**	8/05/2026	30-05-2026, 02PM to 03pm	UNKNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the Bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s Foreclosureindia.com would be assisting the Authorised officer in conducting sale through an e-Auction having its Head office at 605A, 6TH Floor, Maitrivanam, Ameerpet, Hyderabad-500038. Website - info@bankauctions.in For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Engels/Durgesh/Jothikannan/Shricharan, Mob - 9738931789/9042840151/9840487424/9344007827, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : TAMIL NADU DATE :- 28.04.2026 **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

pnb Housing Finance Limited Ghar Ki Baat

Regd. Office:- 9th Floor, Antrakish Bhavan, 22, K G Marg, New Delhi-110001,Ph: 011-23357171, 23357172, 23705414, Web: www.pnbhousing.com; Branch Address:RH_Chennai-Guindy,C 45, 1st Floor, Thiru. Vi. Ka. Industrial Estate,GUINDY, Chennai-600032

DEMAND NOTICE

Notice Under Section 13(2) of Chapter III of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Nterest Act 2002, Read With Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 Amended as On Date. We, the **PNB Housing Finance Limited** (hereinafter referred to as **'PNBHFL'**) had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/ Co-Borrower/ Guarantors since your account has been classified as Non-Performing (NPA) Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/ interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act.You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which **PNBHFL** will take necessary action/measures under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the **PNB HFL** only till the date of publication.

S. No.	Loan A/c No(s)	Name of Borrower/ Co-Borrower/Guarantor	Description of the Property/ies	Date of Demand Notice	Amount Outstanding
1	HOU/ CHE/ 0125/ 1342260	Mr. Sathya Nelson Kumar ,S/o Murugan, 484, Balaji Nagar Greamspet, Chittoor,Andhra Pradesh-517002 Also, Available At:No 69, Palaaru Street Palaniyappa Nagar,Alwarthirunagar, Tiruvallur-600087.Also, Available At:Yaway Technologies Pvt Ltd, No 5/69, Kalaimagal Nagar 3rd Main Road, Ekkattuthangal, Chennai-600032. Also, Available At:Flat No F3, Plot No 34a And 34b, First Floor, Dgm Dilli Ganesh Apartments, Sri Balaji Nagar West Part B, Kattankolathur, Chennai-603203. Mrs. S Annie Lissy, W/O Sathya Nelson Kumar 484, Balaji Nagar Greamspet, Chittoor,Andhra Pradesh-517002.Also, Available At:No 69, Palaaru Street Palaniyappa Nagar,Alwarthirunagar, Tiruvallur-600087. Also, Available At:Revvity Healthcare India Private Limited, Phase 2,Tidel Park, Taramani, Chennai-600113.	SCHEDULE – II: **SCHEDULE "A"** Total property:All that piece and parcel of Plot measuring 3500 sq.ft bearing Plot No.34A & 34B situated at village No.56, Survey No.3, Patta No:8214 as per sub-division new survey No.3/6 situated at Sri Balaji Nagar West, Kattangulathur village chengulpet dist.,Bounded on the;-North By : 20 feet road,South By : Plot No.41,East By: Plot No.35,West By: Plot No.33.Measuring;- East to West on the Northen side – 50 Feet,East to west on the Southern Side – 50 Feet,North to South on the Eastern Side- 70 Feet, North to South on the Western Side- 70 Feet,In all admeasuring 3500 sq.ft. **SCHEDULE- B**:All the piece and parcel of flat with a residential 2bhk RCC apartment measuring an extent of 396 sq.ft undivided share (UDS) of land out of 3500 sq.ft., in Plot No.34A & 34B, bearing Flat No.F-3 in First floor, of the residential apartment building called "DGM DILLI GANESH APPARTMEMTS" together with a built-up area of 1090sq.ft along with all fixtures and fitting, electrical installations, TNEB service connections along with its security deposits and service connections along with its security deposits and service connection charges and all common amenities provided thereon and all other appurtenances whatsoever appertaining thereto comprised in survery Nos.mentioned in schedule A hereinabove situated at No.56, Kattangulathur village chengulpet district coming within the registration district of chengulpet and registration sub-district of chengulpet joint II	18/04/ 2026	Rs. 63,05,486.20 (Rupees Sixty-Three Lakhs Five Thousand Four Hundred and Eighty-Six and Twenty-Paisa) as on 18-04-2026

Date: 27.04.2026, Place:Chennai — Sd/- Authorised Officer, PNB Housing Finance Limited

TATA

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013
Branch Address: 1st Floor, Centennial Square, # 6A, Dr. Ambedkar Road, Kodambakkam, Chennai – 600 024.

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 **29-05-2026 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 29-05-2026.** 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 **28-05-2026till 5.00 PM** at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 1st Floor, Centennial Square, # 6A, Dr. Ambedkar Road, Kodambakkam, Chennai – 600 024..
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	TCHHL0806000100146780 & TCHIN0806000100146953	MR.SHANMUGAM.R MRS. SARASU	Rs. 19,43,394/- & 09-10-2024	Rs. 24,72,200/- Earnest Money Deposit (EMD): - Rs.2,47,220/- Type of possession: - Physical	Rs. 25,29,504/- & 17-04-2026
Description of the Immovable Property: All that piece and parcel of the Namakkal District, Namakkal RD, Kumarapalayam SRO, Kumarapalayam Taluk, Kumarapalayam Amani Village, Survey No.32/2, Punjai Acre.2.12 for an extent of 616 ¼ Sq.feet house site, **within the following boundaries:-** South North towards common pathway on the west, Others land on the East, Krishnan House and Arumugam House No the South, East West towards common road on the North, **Within the above said boundaries:** East-West on the both sides 29 feet, South- North on the both sides 21 ¼ feet, Total extent of 616 ¼ Sq.feet house site, with usual pathway common road, common rights etc. Thattankuttai panchayat limit.					
2	TCHHF0482000100073490	MRS.PADMAPRIYADHARSHINI P MR.GOPINATH V MR.PANDIAN V MS.SRI THIRUMALAI AGENCIES	Rs. 1,76,24,360/- & 31-08-2023	Rs. 1,34,79,100/- Earnest Money Deposit (EMD): - Rs.13,47,910/- Type of possession: - Physical	Rs.2,67,58,396/- & 17-04-2026
Description of the Immovable Property: All that piece and parcel of the Tanjour District, Kumbakonam Sub R.D., Kumbakonam Town, Kumbakonam, Ullur Taluk, Ward-1, T.S.No.58/2, East of Dr. Moorthy Road; out of this Plot No.19 with an extent of 2400 sq. feet of land is related to this description. The boundaries and measurements for the same are: - South of Road; East of Plot No.18; West of Plot No.20; North of T.S.N.57/1; **Within the above boundaries are measuring** East-West both sides 40 feet; North-South both sides 60 feet; totaling 2400 sq. feet of land with R.C.C. terraced building and with all the fittings of the above buildings and with all pathway rights and easement rights annexed there to. As per the Re-Survey Ward-10, Block-41, T.S.No.1504/13. The above described property situated within the limit of Kumbakonam Municipaliaty.					
3	TCHHF0875000100227959 & TCHIN0875000100228917	MR. CHITRAVEL M/S. CHITRAVEL COCONUT WHOLESAE AND RETAIL	Rs. 13,25,008/- & 12-05-2025	Rs. 29,81,400/- Earnest Money Deposit (EMD): - Rs.2,98,140/- Type of possession: - Physical	Rs. 16,05,101/- & 17-04-2026
Description of the Immovable Property: i. Survey No. S.No.51A/4B, **ii. As Per Revenue Record:** 51A/4B2, **iii. Total Extent:** 10 Cents, **iv. Door No** – 978 and As per Property Tax Door No is 1/38. **v. Location like name of the place, village, city, registration, sub- district etc.,** Raramuthiraikottai village, kallimedu village, Papanasam Taluk, Thanjavur Regd.District, Maharnonbuchavady SRO. **vi. Boundaries for 10 cents of land with building (As per VAO Boundary Certificate):** North of- 51A-4C Veeraiyan, South of- 51A-4A Rani, East of- 51A-5 Jawahar, West of- Road, With all easements Rights and pathway.					
4	TCHHL0480000100111863 & TCHIN0480000100112429	MR. KARUPPU, M/S. KARTHIKA THIBA FLOWER TRADERS MRS. TAMILSELVI.K	Rs. 30,47,557/- & 10-01-2025	Rs. 35,24,700/- Earnest Money Deposit (EMD): - Rs.3,52,470/- Type of possession: - Physical	Rs. 38,50,390/- & 17-04-2026
Description of the Immovable Property: All that piece and parcel of the **i. Survey No.** S.No.22/7B1, **ii. As per Revenue record:** S.No.22/7B1, **iii. Total Extent:** 1386 Sq.Ft., **iv. As per Property Tax:** Door No.64,65,66, **v. Location like name of the place , village, city registration, sub- district etc.** Kattukuthagai karisalkulam village, karisalkulam ulkadai, Virudhunagar Regd.District, Kariappati SRO. **vi. Boundaries for 462 sq.ft of land with building** North by- East West Street, South by- Land Belongs to Karuppu, East by- Land belongs to Muthukannuthervar & 2 ½ ft wide Drainage canal. West by- South North Common way. **Measurement Details:** North –East West 33 ft., East - South North 42 ft. 1386 Sq.ft., South –East West 33 ft., West- South North 42 ft., With all easements Rights and Pathway. **Disclosure ; -** Securitisation Application filed by the Borrower against TCHFL (Diary no. 173/2026) is pending before DRT, Madurai, No stay order is passed against TCHFL in the said case					
5	TCHHF0806000100382992 & TCHHL0806000100382903	MR.RASU, M/S.SHRI SAKTHI CABLE MRS. PARVATHI CHINNAVEKKATRAMAN	Rs. 43,21,314/- & 01-10-2025	Rs. 41,27,500/- Earnest Money Deposit (EMD): - Rs.4,12,750/- Type of possession: - Physical	Rs. 46,03,929/- & 17-04-2026
Description of the Immovable Property: All that piece and parcel of the Erode District, Erode RD, Avalpoondurai SRO, Modakurichi Taluk, Avalpoondurai " B" village. Old kasa.no.871/B1A, patta No.3079, Resurvey No.873/2, at present subdivision resurvey no.873/2A, puunjai hec.0.44.0 kist.rs.0.88 in this punjai acre.1.08. ½ cent, within the following boundaries:- Resurvey no.839 land on the north Resurvey no.873/2B chinnasamy share land on the south Karthik share land on the west South-north L.B.P vaakil and south north L.B.P koppuvaaikkal on the East Within the above said boundaries, punjai hec.0.44.0, kist rs.0.88 in this punjai acre.1.08 ½ cent, land divided into house site namely SAKTHI MURUGAN GARDEN" erode district town and country planning deputy director, letter na.ka.no.erd/7g8v504Q/2022/TCP, dated 11.07.2023, dated 1.07.2023, house site nos.2 and 12 for an extent of 3580 ¾ sq.feet (332.67 sq.meter) house site, **within the following boundaries:-** Item-1 House site No.2:- 10.0 meter breadth East-west road on the north Resurvey No.873/2B land on the south House site no.1 on the west House site no.3 on the east Within the above said boundaries Northern side east west 30'6 feet Southern side east west 30.0 feet Eastern side south north 60'0 feet Western side south north 55'9 feet Total extent of 1750 ¾ feet (162.65 sq.meter) house site.					
6	TCHHL0806000100283536 & TCHHF0806000100283733 & TCHIN0806000100284166	MR.PARTHIBAN.S, M/S. PLAY BOYS SALOON MRS.PARVATHI.S	Rs. 16,41,886/- & 03-11-2025	Rs. 21,32,500/- Earnest Money Deposit (EMD): - Rs.2,13,250/- Type of possession: - Physical	Rs. 17,70,410/- & 17-04-2026
Description of the Immovable Property: Erode District, Erode RD, Ammapettai SRO, Anthiyur Taluk, Elippili Village, Resurvey No.137/5B, Punjai Hec.0.84.30, kist rs.2.85 (old kasa no.137A) (Patta no.398), Resurvey No.152/18, punjai Hec.0.48.0, kist Rs.1.62 (old kasa No.139A) (Patta No.2591), total punjai Hec.1.32.30, kist rs.4.47, in this punjai acre.2.33 cent, land divided into house site namely K.S.Nagar, Erode Town and country planning department (DTCP), SWP/DRCP/Erode /Layout Approval no.150/2023, dated 28.04.2023, Kuruvarettiyur panchayat zone, dted 05.09.2023, Naka.no.6/2023, resolution no.111/2023, house site no.31, for an extent of 2132 ½ sq.feet house site, **within the following boundaries:-** House site no.32 on the south, 9 meter breadth east-west panchayat road on the north, Resurvey No.157/5B1 on the west, 10 meter breadth south-north panchayat road on the East, Within the above said boundaries:- East-west on the both sides 65 feet, South-North on the both sides 33 feet. Total extent of 2145 sq.feet house site, in this north- east corner 12 ½ sq.feet removed, remaining for an extent of 2132 ½ sq.feet house site, with usual pathway, common rights, common roads etc., Resurvey No.137/5B2A7, punjai Hec.0.01.98, kist Rs.2.00 (patta No.3118)					

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 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 of the properties will take place through portal https://auctionbazaar.comon 29-05-2026 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 21-05-2026 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,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 arears of property tax, electricity etc. before submitting the bid. **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://surl.li/jkojxj** 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: TAMILNADU **Sd/- Authorized Officer,**
Date: 28-04-2026 **Tata Capital Housing Finance Ltd.**

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Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.MADURAI: Nandhini Building, 3rd Floor, #48,Bye Pass Road,Madurai- 625010, **B.O.COIMBATORE:** 1112, Raja Plaza,2nd Floor, Laxmi Mill Junction,Coimbatore - 641037, **B.O.AMBATTUR:** Vaagai Building, 2nd Floor, Sec-1,Ambattur Industrial Estate, 2nd Main Road,Chennai- 600058, **B.O.OMR:** Capital One No. 398, Rajiv Gandhi Salai, (OMR) Nehru Nagar, Kottivakkam, Chennai-600096, **B.O.CHENNAI:** Vaagai Building, 2nd Floor, Sec-1, Ambattur Industrial Estate, 2nd Main Road, Chennai- 600058, **B.O.TAMBARAM:** 3rd Floor, 104/1, Muthulinga Reddy Street,West Tambaram, Chennai-600045..

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submision of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/MDU/0220/780265 Saravanan G/Muthumari S, B.O.:MADURAI	**Rs. 17,54,110.62 & 28/11/2024**	Physical Possession	S No 266/2, Plot No 72, East Part, Veerabaghu Nagar, Vadakarai Village, Thirumangalam, Madurai, Thirumangalam, Madurai, Tamil Nadu, 625706, India.	**Rs. 17,09,000**	**Rs. 1,70,900**	14/05/2026	**Rs. 10,000**	05-05-2026, 11AM to 5PM	15-05-2026, 02PM to 3PM	UNKNOWN
HOU/COI/0720/806044 /NHL/COI/0524/1260070 Deepa R/Kalimuthu K /Sri Ganapathi Tex, B.O.: COIMBATORE	**Rs. 22,44,661.39 & 4/06/2025**	Physical Possession	Sf No 123/1A, Site No 8 South Part, Sowdamman Kovil Street, Pandiyan Nagar, P N Road Neriperuchel Village, Tiruppur, Coimbatore, Tamil Nadu-641602, Coimbatore, India.	**Rs. 26,04,000**	**Rs. 2,60,400**	14/05/2026	**Rs. 10,000**	05-05-2026, 11AM to 5PM	15-05-2026, 02PM to 3PM	UNKNOWN
HOU/AMB/0719/721077 / NHL/AMB/0719/721087 Gopinath Rao K S/Shanthi Priya M, B.O.: AMBATTUR	**Rs. 35,07,175.69 & 25/04/2024**	Symbolic Possession	No 53 F3, Aravind Gokulam, Apartment, Samundeeswari Street, Gandhi Nagar, Kallikuppam, Chennai, Tamil Nadu, India, 600053.	**Rs. 26,85,000**	**Rs. 2,68,500**	14/05/2026	**Rs. 10,000**	05-05-2026, 11AM to 5PM	15-05-2026, 02PM to 3PM	UNKNOWN
HOU/OMR/0117/346880 Parthasarathy A/ Kalpana P, B.O.: OMR	**Rs. 39,98,726.00 & 4/09/2024**	Physical Possession	Flat No.F2, 1st Floor, Plot No.60, Block No.A, Subam Flats, Vasantham Nagar, Thirunindravur, Poonamalle Taluk, Chennai, Tamil Nadu-602024, India.	**Rs. 15,48,000**	**Rs. 1,54,800**	14/05/2026	**Rs. 10,000**	05-05-2026, 11AM to 5PM	15-05-2026, 02PM to 3PM	UNKNOWN
HOU/CHE/0817/417179 T Antony Vincent/Hamsaveni S, B.O.: CHENNAI	**Rs. 19,07,933.47 & 19/07/2019**	Physical Possession	Flat No.F3, First Floor, Plot No.134, Preethi Praveen Flats, Highways Nagar, Adhanur, Chennai, Tamil Nadu, India, 606102.	**Rs. 14,91,000**	**Rs. 1,49,100**	14/05/2026	**Rs. 10,000**	05-05-2026, 11AM to 5PM	15-05-2026, 02PM to 3PM	UNKNOWN
HOU/TBM/1220/838544 / NHL/TBM/1220/839327 Shreenath G/ S Sivaraman, B.O.: TAMBARAM	**Rs. 14,68,163.00 & 12/03/2025**	Physical Possession	Plot No217, North Part, Green City, Perumalpattu, Veppampattu, Thiruvallur, Chennai, Tamil Nadu, India, ,602024.	**Rs. 16,65,000**	**Rs. 1,66,500**	14/05/2026	**Rs. 10,000**	05-05-2026, 11AM to 5PM	15-05-2026, 02PM to 3PM	UNKNOWN
HOU/CHE/0916/320114/ NHL/CHE/0916/320445 G Kumar/I Sujatha, B.O.: CHENNAI	**Rs. 22,74,824.51 & 25/04/2024**	Physical Possession	Flat No 3 B, Third Floor, Core I, Vgn Ernest, Melapakkam, Kannapalayam, Tamil Nadu, India, 600077.	**Rs. 15,94,000**	**Rs. 1,59,400**	14/05/2026	**Rs. 10,000**	05-05-2026, 11AM to 5PM	15-05-2026, 02PM to 3PM	UNKNOWN
HOU/CHE/1118/603672 Murugan G/Sharmila Sharmila, B.O.: CHENNAI	**Rs. 10,13,723.00 & 16/08/2024**	Physical Possession	Block No L1, New Plot No 390, Apartment No L1G1, Ground Floor, Sun City, Kadambathur Agaram Village, Chennai, Tamil Nadu, India, 631203.	**Rs. 9,99,000**	**Rs. 99,900**	14/05/2026	**Rs. 10,000**	05-05-2026, 11AM to 5PM	15-05-2026, 02PM to 3PM	UNKNOWN
HOU/COI/1023/1166959 / NHL/COI/1023/1167826 Prasanna K/Radhika Radhika, B.O.: COIMBATORE	**Rs. 10,67,362.3 & 12/06/2025**	Physical Possession	: Dno 6 1320, SF No377, Site No26west Part, Sri Krishna Nagar, Vadavalli Village, Annur Sro, Coimabtore, Tamil Nadu, India, 641697.	**Rs. 9,93,000**	**Rs. 99,300**	14/05/2026	**Rs. 10,000**	05-05-2026, 11AM to 5PM	15-05-2026, 02PM to 3PM	UNKNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the Bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s Foreclosureindia.com would be assisting the Authorised officer in conducting sale through an e-Auction having its Head office at 605A, 6TH Floor, Maitrivanam, Ameerpet, Hyderabad-500038. Website - info@bankauctions.in For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Engels/Durgesh/Jothikannan/Shricharan, Mob - 9344007827/9042840151/9840487424/9738931789, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : TAMIL NADU DATE :- 28.04.2026 **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

Truhome FINANCE

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULES 8 & 9] Sale Notice for Sale of Immovable Properties through Private Treaty

Private Treaty Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rules 8 & 9 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 to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Possession of which have been taken by the