



TATA CAPITAL HOUSING FINANCE LIMITED

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

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat -380009.

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 15 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 22-04-2025 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 22-04-2025. 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 21-04-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat -380009.

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	O/s as on 27-03-2025
1.	TCHHL0642000100148638 & TCHIN0642000100152635 & TCHHF0642000100158817	LATE MANESH SANTOSH SHASMAL Through its Legal Heirs :- MRS. ANIMA SASMAL W/O LATE MANESH SANTOSH SHASMAL MS. ANIMA SASMAL	Rs. 692443/- (Rupees Six Lakh Ninety Two Thousand Four Hundred Forty Three Only) is due and payable by you under loan account No. TCHHL0642000100148638 and an amount of Rs. 513024/- (Rupees Five Lakh Thirteen Thousand Twenty Four Only) is due and payable by you under loan account No. TCHHF0642000100158817 and an amount of Rs. 75541/- (Rupees Seventy Five Thousand Five Hundred Forty One Only) is due and payable by you under loan account No. TCHIN0642000100152635, totalling to Rs.1281008/- (Rupees Twelve Lakh Eighty One Thousand Eight Only) ----- 05-12-2023	Rs. 11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only)	Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only)	Physical	Rs. 819434/- (Rupees Eight Lakh Nineteen Thousand Four Hundred Thirty Four Only) is due and payable by you under Agreement no. TCHHL0642000100148638 and an amount of Rs. 162342/- (Rupees One Lakh Sixty Two Thousand Three Hundred Forty Two Only) is due and payable by you under Agreement no. TCHIN0642000100152635 and an amount of Rs. 611141/- (Rupees Six Lakh Eleven Thousand One Hundred Forty One Only) is due and payable by you under Agreement no. TCHHF0642000100158817 totalling to Rs. 1592917/- (Rupees Fifteen Lakh Ninety Two Thousand Nine Hundred Seventeen Only)

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. A1/204, admeasuring around 100 Sq. Yards i.e. 83.61 Sq. Mtrs (Super Built up), on 2nd Floor of Block No. A1, with undivided right in the land admeasuring around 26.78 Sq. Mtrs., in the scheme known as "AKRUTI TOWNSHIP" situated on the land of Survey No. 71/5/1, 71/5/2 & 71/5/3 of Mouje/Village: Narol, More specific situated on the land of F. P. No. 81 of T. P. Scheme No. 57 of Mouje/Village: Narol, Taluka: Maninagar, in the Sub-Dist. and District: Ahmedabad-5 (Narol). **Bounded :- East :-** 25 Feet Road, **West :-** Compound Wall, **North :-** Flat No. A1/201, **South :-** Road

2.	TCHHF0269000100060842 & TCHIN0269000100060987 & TCHHF0269000100065834	Mr. MEHUL SANJAY PARIKH, Mrs. KHEVANA MEHUL PARIKH	Rs. 4935898/- (Rupees Forty Nine Lakh Thirty Five Thousand Eight Hundred Ninety Eight Only) is due and payable by you under loan account No. TCHHF0269000100060842 and an amount of Rs. 742089/- (Rupees Seven Lakh Forty Two Thousand Eighty Nine Only) is due and payable by you under loan account No. TCHHF0269000100065834 and an amount of Rs.170858/- (Rupees One Lakh Seventy Thousand Eight Hundred Fifty Eight Only) is due and payable by you under loan account No. TCHIN0269000100060987 totalling to Rs.5848845/- (Rupees Fifty Eight Lakh Forty Eight Thousand Eight Hundred Forty Five Only) ----- 11-01-2023	Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)	Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only)	Physical	Rs. 262985/- (Rupees Two Lakh Sixty Two Thousand Nine Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHIN0269000100060987 and an amount of Rs. 6755237/- (Rupees Sixty Seven Lakh Fifty Five Thousand Two Hundred Thirty Seven Only) is due and payable by you under Agreement no. TCHHF0269000100060842 and an amount of Rs. 1033398/- (Rupees Ten Lakh Thirty Three Thousand Three Hundred Ninety Eight Only) is due and payable by you under Agreement no. TCHHF0269000100065834 totalling to Rs. 8051620/- (Rupees Eighty Lakh Fifty One Thousand Six Hundred Twenty Only)
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Description of the Immovable Property: All that rights, piece & parcel of Immovable property bearing Shop/Unit No. 89 (known as FF 89) (As per plan, Block-C & D' First Floor, Shop/Unit No. 3) admeasuring 847.63 sq. feet (Carpet area 549.84 sq. feet, i.e. 51.10 sq.mtrs), i.e. 78.78 sq.mtrs, i.e. 94.22 sq.yards built up area along with proportionate undivided right in land admeasuring 40.88 sq.mtrs (inclusive of proportionate undivided right in land of internal roads, common plot and common area of the scheme) along with cover allotted parking in the scheme known as "Golden Arcade" constructed on leasehold Plot no. C/14 of non agricultural land for commercial purpose admeasuring 9485.22 sq.mtrs belonging to "The Golden Arcade commercial Co-operative society Ltd." Having Regd. No. NADHANA/GNR/Sa-Co/9905/2016 dated 23-03-2016 in G.I.D.C Electronics Estate, Sector 25, situate, lying and being at Mouje: Gandhinagar Township, Taluka: Gandhinagar in the Registration District and Sub District: **Bounded :- East :-** Shop No. 88, **West :-** Shop No 90, **North :-** Open to Sky, **South :-** Wide Passage.

3.	10019497	MR. JAYESH JAYANTILAL DATANIYA MRS. SAROJBEN DATANIYA	Rs. 8,32,436/- (Rupees Eight Lakh Thirty Two Thousand Four Hundred Thirty Six Only) ----- 20-12-2023	Rs. 4,90,000/- (Rupees Four Lakh Ninety Thousand Only)	Rs.49,000/- (Rupees Forty Nine Thousand Only)	Physical	Rs. 1021362/- (Rupees Ten Lakh Twenty One Thousand Three Hundred Sixty Two Only)
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Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 403 on 4th Floor in Block "B" of which super built-up area admeasuring 495 Sq. feet, i.e. 45.98 Sq. mtrs., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/ campus known as "SHIVESH-621", constructed on non-agricultural land for residential use bearing Block No. 621, total area admeasuring 7588 Sq. Mtrs., Situate at Moje Village: lambha, Taluka: Vatva, Sub District: Ahmedabad - 11 (Aslali), District: Ahmedabad of Gujarat. **Bounded :- East :-** Block No. C, **West :-** Flat No. B-406, **North :-** Flat No. B-402, **South :-** Flat No. B-404

4.	9993271	Mr. NARESHBHAI JAYANTIBHAI DATANIYA, Mrs. JAYSHREEBEN DATANIYA	Rs. 4,85,785/- ----- 20-06-2023	Rs. 4,40,000/- (Rupees Four Lakh Forty Thousand Only)	Rs.44,000/- (Rupees Forty Four Thousand Only)	Physical	Rs. 802697/- (Rupees Eight Lakh Two Thousand Six Hundred Ninety Seven Only)
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Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no B-404 on 4th floor in block B, Super buildup admeasuring 45.98 Sq. Mtrs., i.e. 495.00 Sq. Ft, undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHIVESH 621", constructed on non-agriculture land for residential use bearing Block No. 621, admeasuring 7588 Sq. Mtrs., Paiki Situate at Moje Village: Lambha, Taluka: Vatva, Sub District: Ahmedabad-11(Aslali), District: Ahmedabad of Gujarat. **Bounded :- East :-** Block no C, **West :-** Flat no B-405, **North :-** Flat no B-403, **South :-** Block no A

5.	9658347	Mr. VAIBHAV BIRENDRA SINHA Mr. BIRENDRA JOGESHCANDRA SINHA	Rs. 10,03,379/- (Rupees Ten Lakh Three Thousand Three Hundred Seventy Nine Only) ----- 16-01-2024	Rs. 4,00,000/- (Rupees Four Lakh Only)	Rs.40,000/- (Rupees Forty Thousand Only)	Physical	Rs. 1207496/- (Rupees Twelve Lakh Seven Thousand Four Hundred Ninety Six Only)
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Description of the Immovable Property: All that piece and parcel of the All the rights, piece & parcel of Immovable property bearing Flat No. 101 having super built-up area of 972 square feet i.e. 90.30 square meters located on 1st floor of Block- 9F constructed on land bearing revenue Survey no. 1017/C of Moje Sachana, Taluka Viramgam, in the Registration Sub District Viramgam and District Ahmedabad in the project known as "AAGAM 99 RESIDENCY" PHASE - II" together with undivided proportionate share admeasuring 48.39 square yards i.e. 40.46 square meters in all that nonagricultural land admeasuring 28025 square meters bearing revenue survey no. 1017/A admeasuring 6880 square meters and survey no. 1017/B admeasuring 10624 square meters and survey no. 1017/C admeasuring 10521 square meters situate lying and being at Moje Sachana, Taluka Viramgam, in the Registration Sub District Viramgam and District Ahmedabad along with rights to use the common amenities and facilities in the said Project developed on the Larger Land. **Bounded :- East :-** Road and block 9A, **West :-** Flat No. 9F-102, **North :-** Flat No. 9F-104, **South :-** Road

6.	9038195 & 9041120	Mrs. SUMITRABEN KODARBHAI PATEL Mr. NARANBHAI HIRABHAI PATEL	Rs. 15,36,255/- (Rupees Fifteen Lakh Thirty Six Thousand Two Hundred Fifty Five Only) is due and payable by you under Agreement no. 9038195 and an amount of Rs. 3,51,778/- (Rupees Three Lakh Fifty One Thousand Seven Hundred Seventy Eight Only) is due and payable by you under Agreement no. 9041120 totalling to Rs. 18,88,033/- (Rupees Eighteen Lakh Eighty Eight Thousand Thirty Three Only) ----- 29-06-2019	Rs. 30,00,000/- (Rupees Thirty Lakh Only)	Rs. 3,00,000/- (Rupees Three Lakh Only)	Physical	Rs. 775442/- (Rupees Seven Lakh Seventy Five Thousand Four Hundred Forty Two Only) is due and payable by you under Agreement no. 9041120 and an amount of Rs. 1943577/- (Rupees Nineteen Lakh Forty Three Thousand Five Hundred Seventy Seven Only) is due and payable by you under Agreement no. 9038195 totalling to Rs. 2719019/- (Rupees Twenty Seven Lakh Nineteen Thousand Nineteen Only)
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Description of the Immovable Property: All that piece and parcel of the 2-SHIV SHAKTI PARK, NEAR SANGAM SOCIETY, SANGODPURA ROAD, JITODYA, ANAND- 388001.

Bounded :- East :- Sangam Society, **West :-** Approach Road, **North :-** Plot No.1, **South :-** Plot No.3

Note :- SA filed by the Borrower against TCHFL (SA/427/2024) is pending before DRT II, Ahmedabad, No stay order is passed against TCHFL in the said case

7.	9386686	Mr. Pushkarraj Mohanlal Sharma, Mrs. Lilaben Pushkarraj Sharma	Rs. 14,26,194/- ----- 02-06-2021	Rs.11,00,000/- (Rupees Eleven Lakh Only)	Rs. 1,10,000/- (Rupees One Lakh Ten Thousand Only)	Physical	Rs. 2638996/- (Rupees Twenty Six Lakh Thirty Eight Thousand Nine Hundred Ninety Six Only)
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Description of the Immovable Property: All That Piece & Parcel Of Immovable Property Bearing Flat No. 504, On The 5th Floor Admeasuring 93.87 Sq. Meters, Along With adm. 12.38 Sq. Meters Undivided Share Proportionate Share In The Underneath Land Of The Building And All Internal And External Rights Thereto Of The Premises/Campus Known As "Omkar Pushp (Dev Heights)", Situate at Revenue Survey No. 17, T.P. Scheme No. 1, Final Plot No. 31/3, Admeasuring 1579.33 Sq. Mts. of Moje Village : Padra, Ta : Padra, Dist : Vadodra. **Bounded :- East :-** Stair than after Flat No. 505, **West :-** Flat No. 503, **North :-** Open Land Of Mohanbhai, **South :-** Flat No. 501

8.	10400756	LATE KUNAL HARISHBHAI THAKKER (DECEASED) Through all its Legal Heirs MS. NITABEN HARESHBHAI THAKKAR	Rs. 8,11,294/- (Rupees Eight Lakh Eleven Thousand Two Hundred Ninety Four Only) ----- 05-12-2023	Rs. 5,90,000/- (Rupees Five Lakh Ninety Thousand Only)	Rs.59,000/- (Rupees Fifty Nine Thousand Only)	Physical	Rs. 1082643/- (Rupees Ten Lakh Eighty Two Thousand Six Hundred Forty Three Only)
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Description of the Immovable Property: All that piece and parcel of the All that rights, Piece and Parcel of immovable Property bearing Sub Plot No. 16-A (Northern part) admeasuring 45.50 Sq. Mtrs of main plot no. 16 admeasuring 91 Sq. Mtrs. which was divided into equal parts namely Sub Plot no. 16-A and Sub Plot no. 16-B; main plot no. 16 is among 77 plots that were plotted numbered 1 to 77 on land which was converted into non agricultural land and can be used for residential purpose by order of District Panchayat court vide order no. DP/REV/NAA/49/16-17/842 dated 07/04/2017 of Revenue survey no. 254/1/paiki 1, situated at village: Varsamedi, Taluka: Anjar, District: Kachchh, Gujarat. **Bounded :- East :-** By Common Plot-A, **West :-** By 7.50 mtr Internal Road, **North :-** By Sub Plot no. 17-B, **South :-** By Sub Plot no. 16-B

9.	TCHHL0628000100201238 & TCHIN0628000100204201	MR. ASHISHKUMAR PRAVINBHAI RAVAL MRS. PAYALBEN RAVAL	Rs. 2346429/- (Rupees Twenty Three Lakh Forty Six Thousand Four Hundred Twenty Nine Only) is due and payable by you under loan account No. TCHHL0628000100201238 and an amount of Rs. 115162/- (Rupees One Lakh Fifteen Thousand One Hundred Sixty Two Only) is due and payable by you under loan account No. TCHIN0628000100204201 totalling to Rs.2461591/- (Rupees Twenty Four Lakh Sixty One Thousand Five Hundred Ninety One Only) ----- 13-11-2023	Rs. 17,90,000/- (Rupees Seventeen Lakh Ninety Thousand Only)	Rs. 1,79,000/- (Rupees One Lakh Seventy Nine Thousand Only)	Physical	Rs. 2928719/- (Rupees Twenty Nine Lakh Twenty Eight Thousand Seven Hundred Nineteen Only) is due and payable by you under Agreement no. TCHHL0628000100201238 and an amount of Rs. 141611/- (Rupees One Lakh Forty One Thousand Six Hundred Eleven Only) is due and payable by you under Agreement no. TCHIN0628000100204201 totalling to Rs. 3070330/- (Rupees Thirty Lakh Seventy Thousand Three Hundred Thirty Only)
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Description of the Immovable Property All the rights, piece & parcel of Northern part of Immovable property bearing Plot No. 102/2, admeasuring 72.52 Sq. Mtrs having constructed area of 30.03 Sq. Mtrs, on ground floor and 20.00 Sq. Mtrs, on first floor and margin space area of 42.49 Sq. Mtrs., Situated at premises known as Keshav Bunglow bearing Revenue survey no. 461 declared as non-agricultural land on which plots have been provided for residential purpose of Mouje Village: Becharji sim, Registration Sub District: Becharji & District: Mehsana, Gujarat. **Bounded :- East :-** Margin space, **West :-** House no. 102/1, **North :-** Plot No. 99 and margin space, **South :-** 6 mtr. Wide internal road

10.	10089919	Mr. RONAK HARIBHAI CHAUDHARI, Mrs. ANKITABEN RONAKBHAI CHAUDHARI	Rs. 10,80,379/- ----- 17-01-2023	Rs.9,00,000/- (Rupees Nine Lakh Only)	Rs.90,000/- (Rupees Ninety Thousand Only)	Physical	Rs. 1625474/- (Rupees Sixteen Lakh Twenty Five Thousand Four Hundred Seventy Four Only)
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Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. B/12 (B/12) in building No. "B" of which as built up area admeasuring 53.60 Sq. Mtrs., Sanction No. 1/11/4/19/26 sanctioned from Mehsana Nagar Palika, along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SAIKRUPA APPARTMENT", constructed on non-agricultural land for residential use bearing Survey No. 84/1, Situate at Moje Village: Mehsana, Sub- Dist. & Taluka: Mehsana, District: Mehsana of Gujarat. **Bounded :- East :-** City Survey No. 986/03/313/58 Flat, **West :-** City Survey No. 986/03/315/60 Flat, **North :-** City Survey No. 986/03/311/56 Flat, **South :-** Open Land

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	O/s as on 27-03-2025
11.	9960289 & 10347032 & 10669741 & TCHIN0259LO000100157794	MR. DILSUKHBHAI LALJIBHAI CHAPANERA MRS. PARULBEN DILSUKHBHAI CHAPANERA	Rs. 10,82,831/- (Rupees Ten Lakhs Eighty Two Thousand Eight Hundred and Thirty One Only) is due and payable by you under the loan account number 9960289 and an amount of Rs. 3,86,824/- (Rupees Three Lakh Eighty Six Thousand Eight Hundred and Twenty Four Only) is due and payable by you under the loan account number TCHIN0259LO000100157794 and an amount of Rs. 1,96,718/- (Rupees One Lakhs Ninety Six Thousand Seven Hundred and Eighteen Only) is due and payable by you under the loan account number 10669741 and an amount of Rs. 3,78,359/- (Rupees Three Lakhs Seventy Eight Thousand Three Hundred Fifty Nine Only) is due and payable by you under the loan account number 10347032 i.e. totalling to an amount of Rs. 20,44,732/- (Rupees Twenty Lakhs Forty Four Thousand Seven Hundred and Thirty Two Only) ----- 19-12-2023	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	Physical	Rs. 467599/- (Rupees Four Lakh Sixty Seven Thousand Five Hundred Ninety Nine Only) is due and payable by you under Agreement no. TCHIN0259LO000100157794 and an amount of Rs. 1,30,472/- (Rupees Thirteen Lakh Four Thousand Seven Hundred Twenty Six Only) is due and payable by you under Agreement no. 9960289 and an amount of Rs. 250786/- (Rupees Two Lakh Fifty Thousand Seven Hundred Eighty Six Only) is due and payable by you under Agreement no. 10669741 and an amount of Rs. 454628/- (Rupees Four Lakh Fifty Four Thousand Six Hundred Twenty Eight Only) is due and payable by you under Agreement no. 10347032 totalling to Rs. 2,47,773/- (Rupees Twenty Four Lakh Seventy Seven Thousand Seven Hundred Thirty Nine Only)
Description of the Immovable Property: All That Piece and Parcel of Immovable Property Bearing Flat no. 301 on third floor having built up area of 57.13 Sq. Mtrs and carpet area of 43.28 Sq. Mtrs in the Premises/Building known as "Jinam Apartment" on the land admeasuring 268.50 Sq. Mtrs of Plot no. 75 admeasuring 113.75 Sq. Mtrs and Plot no. 76 admeasuring 154.75 Sq. Mtrs bearing Revenue Survey no. 55/3 of Village: Maadhapa, Taluka: Rajkot, Gujarat. Bounded :- East :- By Margin Space and afterwards 9.00 Mtr Road, West :- By Lift, Passage, Stairs, North :- By Margin Space and afterwards 9.00 Mtr Road, South :- By Flat no. 302.							
12.	10058754 & 10693730 & 9145040	MRS. PRABHABEN RAMESHBHAI ZALA MR. RAMESHBHAI GHUSHABHAI ZALA	Rs. 3,48,413/- (Rupees Three Lakh Forty Eight Thousand Four Hundred Thirteen Only) is due and payable by you under loan account No. 9145040 and an amount of Rs. 1,86,762/- (Rupees One Lakh Eighty Six Thousand Seven Hundred Sixty Two Only) is due and payable by you under loan account No. 10693730 and an amount of Rs. 3,78,894/- (Rupees Three Lakh Seventy Eight Thousand Eight Hundred Ninety Four Only) is due and payable by you under loan account No. 10058754, totalling to Rs. 9,14,069/- (Rupees Nine Lakh Fourteen Thousand Sixty Nine Only) ----- 20-07-2023	Rs. 7,90,000/- (Rupees Seven Lakh Ninety Thousand Only)	Rs. 79,000/- (Rupees Seventy Nine Thousand Only)	Physical	Rs. 491474/- (Rupees Four Lakh Ninety One Thousand Four Hundred Seventy Four Only) is due and payable by you under Agreement no. 10058754 and an amount of Rs. 2,35,272/- (Rupees Two Lakh Thirty Five Thousand Two Hundred Seventy Two Only) is due and payable by you under Agreement no. 10693730 and an amount of Rs. 4,38,418/- (Rupees Four Lakh Thirty Eight Thousand Four Hundred Eighteen Only) is due and payable by you under Agreement no. 9145040 totalling to Rs. 1,16,516/- (Rupees Eleven Lakh Sixty Five Thousand One Hundred Sixty Four Only)
Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Flat on Second Floor of which area Land admeasuring is 47-84 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "ASHRAY APARTMENT", constructed on non-agricultural land for Residential use Situated on Land Adm 125-0 Sq. Mtrs of "Surya Park" of Sub plot no. 8/2 of Plot no. 8, City Survey Vard no. 18, City Survey no. 2/8/8 Palkee. Situated at Revenue Survey no. 558 Palkee 2 of Rajkot, Gujarat. Bounded :- East :- Margin, West :- Other Property, North :- Margin, South :- Other Property							
13.	TCHHL0259000100112449 & TCHIN0259000100112706 & TCHIN0259000100179770	MR. PRAVINBHAI BHIKHABHAI BEDAVA MRS. SANGITABEN PRAVINBHAI BEDAVA	Rs. 6,84,587/- (Rupees Six Lakh Eighty Four Thousand Five Hundred Eighty Seven Only) is due and payable by you under loan account No. TCHHL0259000100112449 and an amount of Rs. 9,10,74/- (Rupees Ninety One Thousand Seventy Four Only) is due and payable by you under loan account No. TCHIN0259000100179770 and an amount of Rs. 40,831/- (Rupees Forty Thousand Eight Hundred Thirty One Only) is due and payable by you under loan account No. TCHIN0259000100112706, totalling to Rs. 8,16,492/- (Rupees Eight Lakh Sixteen Thousand Four Hundred Ninety Two Only) ----- 13-10-2023	Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand Only)	Rs. 64,000/- (Rupees Sixty Four Thousand Only)	Physical	Rs. 866805/- (Rupees Eight Lakh Sixty Six Thousand Eight Hundred Five Only) is due and payable by you under Agreement no. TCHHL0259000100112449 and an amount of Rs. 55,767/- (Rupees Fifty Five Thousand Seven Hundred Sixty Seven Only) is due and payable by you under Agreement no. TCHIN0259000100112706 and an amount of Rs. 1,44,516/- (Rupees One Lakh Forty Four Thousand Five Hundred Sixteen Only) is due and payable by you under Agreement no. TCHIN0259000100179770 totalling to Rs. 1,06,708/- (Rupees Ten Lakh Sixty Seven Thousand Eighty Eight Only)
Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Block no. 33, the land of this block on which the building construction has been done admeasures 54.34 Sq. Mtr. approx. located in the premises known as "Prince Residency", a land which is approved for building construction and is a non agricultural land, is a group of 90 plots approved as per building plan of layout plan comprising plot no. 1 paiki and 2 to 11 and 12 paiki, and 26 to 41, and 58 to 61 bearing revenue survey no. 95 paiki 1 of mouje village: Pipaliya, Taluka: Koldasanganj, Registration Sub District and District: Rajkot, Gujarat. Bounded :- East :- By Block no. 56, West :- By 7.50 Mtr Passage, North :- By Block no. 34, South :- By Block no. 32.							
14.	10668556 & TCHHF025900010065890	MR. NANDAN MAHENDRABHAI RANPARA MR. CHINTAN MAHENDRABHAI RANPARA MRS. CHARNI NANDAN RANPARA MRS. CHETNA CHINTAN RANPARA MRS. VINABEN MAHENDRABHAI RANPARA	Rs. 8,52,885/- (Rupees Eight Lakh Fifty Two Thousand Eight Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHHF025900010065890 and an amount of Rs. 44,088/- (Rupees Forty Four Lakh Forty Thousand Eight Hundred Eighty One Only) is due and payable by you under Agreement no. 10668556 totalling to Rs. 5,29,786/- (Rupees Fifty Two Lakh Ninety Three Thousand Seven Hundred Sixty Six Only) ----- 04-02-2022	Rs. 24,00,000/- (Rupees Twenty Four Lakh Only)	Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only)	Physical	Rs. 6915064/- (Rupees Sixty Nine Lakh Fifteen Thousand Sixty Four Only) is due and payable by you under Agreement no. 10668556 and an amount of Rs. 1,24,189/- (Rupees Twelve Lakh Forty One Thousand One Hundred Eighty Nine Only) is due and payable by you under Agreement no. TCHHF025900010065890 totalling to Rs. 8,15,625/- (Rupees Eighty One Lakh Fifty Six Thousand Two Hundred Fifty Three Only)
Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Flat no. 401 on 4th Floor, buildup area admeasuring 62.17 Sq. Mtrs., along with Terrace Adm. 42.26 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHRI RAM PLAZA", constructed on non-agriculture land for residential use bearing Revenue Survey No. 287/2, Plot No. 52, Situate at in municipal corporation of Rajkot City, Sub District: & District: Rajkot of Gujarat. Bounded :- East :- Other property, West :- Common Road, North :- Shop Terrace, South :- Passage							
15.	10404626	MR. LAKHAN SURYAVANSHI MRS. RADHA DEVI	Rs. 9,44,904/- (Rupees Nine Lakh Forty Four Thousand Nine Hundred Four Only) ----- 16-06-2023	Rs. 6,00,000/- (Rupees Six Lakh Only)	Rs. 60,000/- (Rupees Sixty Thousand Only)	Physical	Rs. 1,27,596/- (Rupees Twelve Lakh Seventy Five Thousand Nine Hundred Sixty One Only)
Description of the Immovable Property: All the rights, piece & parcel of immovable Open Plot No. 22, Sub-Plot No. 22/6 on N.A. Land, admeasuring 52.50 Sq. Mtrs. i.e., approx. 565.10 Sq. Ft., situated at Revenue Survey no. 20 Paiki 3, admeasuring 11331 Sq. Mtrs. This Revenue survey no. 20 has been converted into Non Agricultural land for residential purpose complying to the orders of Collector, Jamnagar vide Order no. JMN/2/B.2/REG no. 104/10-11 dated 01/03/2011 after Chief Executive officer, Jamnagar Area Development Authority vide order no. JaVVS/TEK/142/129/10/311 dated 27/01/2011 had approved the layout plan, following these orders total 1 to 52 different plots were plotted on the land which is known as "Shri Hari Park-3", out of these plots, open land, open plots of plot no. 22 to 24 were amalgamated to Single Plot numbered '22' vide Jamnagar Area Development Authority Order no. JaVVS/TEK/V.5/A.P.168/S.P.-253/1068 dated 27/04/2018. Further complying to the same order this new Plot no. 22 was again Sub Plotted into a total of 8 Sub plots and have been numbered as 22/1 to 22/8. Situated at Moje: Dared, TA: Jamnagar, Dist: Jamnagar of Gujarat. Bounded :- East :- 7.50 Mtr. Road, West :- Plot no. 33 and 34, North :- Sub Plot no. 22/7, South :- Sub Plot no. 22/5							
16.	10637957	MR. MAHESHPARI CHHAGANPARI GOSAI MRS. MINABEN MAHESHPARI GOSAI	Rs. 9,65,956/- (Rupees Nine Lakh Sixty Five Thousand Nine Hundred Fifty Six Only) ----- 05-07-2023	Rs. 5,00,000/- (Rupees Five Lakh Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Physical	Rs. 1,35,763/- (Rupees Thirteen Lakh Fifty Seven Thousand Six Hundred Thirty Three Only)
Description of the Immovable Property: All that rights, Piece and Parcel of immovable Property bearing Flat no. 402 on Forth Floor having built up area approx. 30.62 Sq. Mtrs. is a builder flat along with undivided and proportionate share in the underneath land of the premises/multiplex building known as 'Vasundhara Avenue' situated on plot no. 42 to 52 meant for residential purpose admeasuring approx. 1119.07 Sq. Mtrs. The Plot nos. 42 to 52 (11 plots) were merged as a single unit among many plots on land known as 'Balaji Green City' situated on non agricultural land having permission to build buildings for residential purpose bearing Revenue Survey no. 140 Paiki 2 of mouje: Vavdi, Taluka: Rajkot City, Registration District and Sub District: Rajkot, Gujarat. Bounded :- East :- By Common Passage and Flat no. 401, West :- By Flat no. 405, North :- By Flat no. 403, South :- By Open to Sky Space and Margin Space							
17.	10058970	MR. DAYABHAI SHAMJIBHAI HIRANI (Borrower) Mrs. MUKTABEN DAYABHAI HIRANI (Co-borrower) Mrs. BHAVNA TILSIBHAI HIRANI (Co-borrower) Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-borrower)	Rs. 19,08,737/- (Rupees Nineteen Lakh Eight Thousand Seven Hundred Thirty Seven Only) ----- 29-04-2021	Rs. 6,90,000/- (Rupees Six Lakh Ninety Thousand Only)	Rs. 69,000/- (Rupees Sixty Nine Thousand Only)	Physical	Rs. 40,95,966/- (Rupees Forty Lakh Ninety Five Thousand Nine Hundred Sixty Six Only)
Description of the Immovable Property: Schedule - A: All the rights, piece & parcel of immovable property bearing SHOP no 3, 4 & 5, on Ground Floor Shop no 3 carpet area admeasuring 10.12 Sq. Mtrs., Shop no 4 carpet area admeasuring 10.00 Sq. Mtrs., Shop no 5 carpet area admeasuring 09.03 Sq. Mtrs., Total Carpet area 29.25 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises known as "AKAR COMPLEX", constructed on non-agriculture land for Commercial & residential use bearing Revenue Survey No. 489, Plot No. 105, admeasuring 1036-3-0 Sq. Mtrs., Ward 16/2, C.S no 232/64 Situate at Taluka: City, Sub District: Rajkot, District: Rajkot of Gujarat. Shop no 3 Carpet area 10-22 sq. mt. bounded as follows:- North by: Parking, South by: 25 Foot Road, East by: Shop No. 2, West by: Shop No. 4. Shop no 4 Carpet area 10-00 sq. mt. bounded as follows:- North by: Shop No. 5, South by: 25 Foot Road, East by: Shop No. 3, West by: 40 Foot Road. Shop no 5 Carpet area 9-03 sq. mt. bounded as follows:- North by: Shop No. 6, South by: Shop No. 4, East by: Shop No. 3 and Parking, West by: 40 Foot Road							
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: NOTE: The E-auction of the properties will take place through portal http://bankauctions.in/ on 22-04-2025 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 15-04-2025 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, 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 areas 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. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 Email : info@bankauctions.in 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://url.li/eqcafo 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.							
Date :- 04-04-2025							Sd/- Authorised Officer Tata Capital Housing Finance Ltd.