

(Continued from previous page...)

Sr. No	Loan A/C No	Name of Borrower(s)/Co-Borrower(s)/Legal Representative/Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
20	TCHHL02 59000100 007084 & TCHIN02 59000100 172963	SANJAYKUMAR PRAJAPATI SANGITA PRAJAPATI	Rs. 8,72,577/- (Rupees Eight Lakh Seventy Two Thousand Five Hundred Seventy Seven Only) is due and payable by you under Agreement no. TCHHL025900010007084 and an amount of Rs. 1,06,785/- (Rupees One Lakh Six Thousand Seven Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHIN0259000100172963 and Totaling to Rs. 9,79,362/- (Rupees Nine Lakh Seventy Nine Thousand Three Hundred Sixty Two Only)....05-11-2024	Tenant no. F-19 - Rs. 3,90,00/- Tenant no. F-19 - Earnest Money Deposit (EMD): - Rs. 39,000/- And Tenant no. F-20 - Rs. 3,90,00/- Tenant no. F-20 - Earnest Money Deposit (EMD): - Rs. 39,000/- Type of possession: Physical	Rs. 1013803/- (Rupees Ten Lakh Thirteen Thousand Eight Hundred Three Only) is due and payable by you under Agreement no. TCHHL025900010007084 and an amount of Rs. 124521/- (Rupees One Lakh Twenty Four Thousand Five Hundred Twenty One Only) is due and payable by you under Agreement no. TCHIN0259000100172963 totalling to Rs. 1138324/- (Rupees Eleven Lakh Thirty Eight Thousand Three Hundred Twenty Four Only)....01-10-2025

Description of the Immovable Property : All rights piece and parcel of the immovable property bearing Tenant no. F-19 and Tenant no. F-20; Tenant no. F-19 constructed on Sub plot no. F-19, land admeasuring 49.71 Sq. mtr. and Tenant no. F-20 constructed on Sub plot no. F-20; land admeasuring 49.71 Sq. mtr. both Sub plots located on the Premises/Scheme known as "ASHOPALAV GREEN CITY" situated on Plot no. 28-31, non-agricultural land meant for residential purpose bearing revenue survey no. 129/2 paiki 2 in Mouje, Village: Hadala, Taluka: Rajkot, Registration District: Rajkot, Gujarat. **Bounded :-** Sub Plot no. F-19 East: By Plot no. 32-34 West: By 9 Mtr. Road North: By Plotno. F-18 South: By Plotno. F-20 Sub Plot no. F-20 East: By Plot no. 32-34 West: By 9 Mtr. Road North: By Plotno. F-19 South: By Plotno. F-21

21	9960289 & 10347032 & 10669741 & TCHIN02 590000 100157794	MR. DILSHUBHAI LALBHAI CHAPANERA MRS. PARULBEN DILSHUBHAI CHAPANERA	Rs. 10,22,831/- (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. 3,88,824/- (Rupees Three Lakhs Sixty Three Thousand Eight Hundred and Twenty Four Only) is due and payable by you under the loan account number TCHIN0259000100157794 and an amount of Rs. 1,95,718/- (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 total to an amount of Rs. 20,44,732/- (Rupees Twenty Lakhs Forty Four Thousand Seven Hundred and Thirty Two Only)....19-12-2023	Rs. 12,50,00/- (Rupees Twelve Lakh Fifty Thousand Only) Earnest Money Deposit (EMD): - Rs. 1,25,00/- (Rupees One Lakh Twenty Five Thousand Only) Type of possession: Physical	Rs. 504601/- (Rupees Five Lakh Four Thousand Six Hundred One Only) is due and payable by you under Agreement no. TCHIN0259000100157794 and an amount of Rs. 1388808/- (Rupees Thirteen Lakhs Eighty Eight Thousand Eight Hundred Eight Only) is due and payable by you under Agreement no. 9960289 and an amount of Rs. 274457/- (Rupees Two Lakhs Seventy Four Thousand Four Hundred Fifty Seven Only) is due and payable by you under Agreement no. 10669741 and an amount of Rs. 490691/- (Rupees Four Lakh Ninety Thousand Six Hundred Ninety One Only) is due and payable by you under Agreement no. 10347032 totalling to Rs. 2658557/- (Rupees Twenty Six Lakh Fifty Eight Thousand Five Hundred Fifty Seven Only)....01-10-2025
----	--	---	--	---	---

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. 553 of Village: Maadhapura, 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 Plot no. 302.

22	TCHHL02 59000100 112449 & TCHIN02 59000100 179770	MR. PRAVINBHAI BHIKHBHAI BEADAVA MRS. SANGITABEN PRAVINBHAI BEADAVA	Rs. 68,4587/- (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. 9,1074/- (Rupees Ninety One Thousand Seven Hundred Only) is due and payable by you under loan account no. TCHIN0259000100179770, and an amount of Rs. 40831/- (Rupees Forty Thousand Eight Hundred Thirty One Only) is due and payable by you under loan account no. TCHIN0259000100172076, totaling to Rs. 816492/- (Rupees Eight Lakh Sixteen Thousand Four Hundred Ninety Two Only)....13-10-2023	Rs. 5,00,000/- (Rupees Five Lakh Only) Earnest Money Deposit (EMD): - Rs. 50,000/- (Rupees Fifty Thousand Only) Type of possession: Physical	Rs. 933630/- (Rupees Nine Lakh Thirty Three Thousand Five Hundred Thirty Only) is due and payable by you under Agreement no. TCHHL0259000100112449 and an amount of Rs. 13621/- (Rupees Sixty Three Thousand Six Hundred Twenty One Only) is due and payable by you under Agreement no. TCHIN0259000100112706 and an amount of Rs. 1566561/- (Rupees One Lakh Fifty Six Thousand Six Hundred Fifty Six Only) is due and payable by you under Agreement no. TCHIN0259000100112706 totaling to Rs. 1153907/- (Rupees Eleven Lakh Fifty Three Thousand Nine Hundred Seven Only)....01-10-2025
----	---	---	--	--	--

Description of the Immovable Property : All the rights, piece & parcel of immovable property bearing Block no. 33, the land 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 comprising plot no. 1 paiki and 2 to 11 and 10 paiki, and 26 to 41, and 58 to 61 bearing revenue survey no. 95 paiki 1 of mouje village: Pipalia, Taluka: Kotsasanjan, 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.

23	TCHHL02 59000100 001462	HITESH A PANKHANA MANJALBEN ARVINDBHAI PANKHANIYA	Rs. 5,97,415/- (Rupees Five Lakh Ninety Seven Thousand Four Hundred and Fifteen Only)....10-12-2024	Rs. 5,40,000/- (Rupees Five Lakh Forty Thousand Only) Earnest Money Deposit (EMD): - Rs. 54,000/- (Rupees Fifty Four Thousand Only) Type of possession: Physical	Rs. 736795/- (Rupees Seven Lakh Thirty Six Thousand Seven Hundred Ninety Five Only)....01-10-2025
----	-------------------------	---	---	--	---

Description of the Immovable Property : All the piece & parcel of immovable property Plot No.30 Paiki House No. D/30-A on Sub Plot No. 30/A (TYPE "D"), Admeasuring 38.12 Sq. Mts., along with Off Undivided share proportionate share in the underneath land and all internal and external rights thereon in the premises/campus known as "ADARSH RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 141 p, at Moje Pipalaiya Pal, Ta- Lodhika, Rajkot of Gujarat. **Bounded :-** East: - House No. D/57-A West: - Road North: - House No. D/31-B, South: - House No. D/30-B.

24	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) Earnest Money Deposit (EMD): - Rs. 50,000/- (Rupees Fifty Thousand Only) Type of possession: Physical	Rs. 1474355/- (Rupees Fourteen Lakh Seventy Four Thousand Three Hundred Fifty Five Only)....01-10-2025
----	----------	--	---	--	--

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, Vadvi, 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

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 https://auctionbazaar.com on 27-10-2025 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 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 advisable 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 13-10-2025 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 24 Hrs 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, ARCA EMART PRIVATE LIMITED, 6-3-109/11, II Floor, Part B, Umar 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. 8588963696. 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 www.surli.co/life 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 : AHMEDABAD | DATE : 08-10-2025

Sd/-, Authorised Officer, Tata Capital Housing Finance Ltd.

Name of Borrower/Co-Borrower/Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001060100357555, Smt.Rathod Ushaben (Borrower), Jayantibhai Nathabhai Rathod (Co-Borrower), Smt. Vandanaben Rathod (Guarantor)	10-Aug-24 Rs. 2		