

<div><div><div>TATATATA CAPITAL HOUSING FINANCE LIMITED</div><div>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.</div></div></div>					
<div>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 19-12-2025 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 19-12-2025. 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 18-12-2025 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/ Immoveable Property will be on "as is where condition is" as per brief particulars described herein below :</div>					
Sr. No.	Loan A/c. No	Name of Borrower(s)/ Co-borrower(s)/Legal Heir(s)/ Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1	10019497	MR. JAYESH JAYANTILAL DATANIYA MRS. SAROJBEN DATANIYA	Rs. 8,32,436/- 20-12-2023	Rs. 4,90,000 Earnest Money Deposit (EMD): - Rs. 49,000/- Type of possession: - Physical	Rs. 115641/- is due and payable by you under Agreement no. 10019497 24-11-2025
<div>Description of the Immoveable Property: All the rights, piece & parcel of Immoveable 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 (Aslail), District: Ahmedabad of Gujarat. Bounded :- East:- Block No. C. West:- Flat No. B-406. North:- Flat No. B-402. South :- Flat No. B-404</div>					
2	TCHHF02690 00100060842 & TCHIN026900 0100060987 & TCHHF02690 00100065834	Mr. MEHUL SANJAY PARIKH Mrs. KHEVANA MEHUL PARIKH	Rs. 4935898/- is due and payable by you under loan account No. TCHHF0269000100060842 and an amount of Rs. 742089/- is due and payable by you under loan account No. TCHHF0269000100065834 and an amount of Rs. 170858/- is due and payable by you under loan account No. TCHIN0269000100060987 totalling to Rs. 5848845/-11-01-2023	Rs. 20,00,000/- Earnest Money Deposit (EMD): - Rs. 2,00,000/- Type of possession: - Physical	Rs. 299302/- is due and payable by you under Agreement no. TCHIN0269000100060987 and an amount of Rs. 7401308/- is due and payable by you under Agreement no. TCHHF0269000100060842 and an amount of Rs. 1142451/- is due and payable by you under Agreement24-11-2025
<div>Description of the Immoveable Property: All that rights, piece & parcel of Immoveable 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. NADHANAG/NNR/Sa-Co/9905/2016 dated 23-03-2016 in G.I.D.C. Electronics Estate, Sector 25, situate, lying and being at Moje: 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.</div>					
3	10110998	Mr. MUKESH R KHIYANI Mr. KAVITABEN RAJKUMAR KHIYANI	Rs. 19,87,993/- 28-09-2019	Rs. 23,60,000/- Earnest Money Deposit (EMD): - Rs. 2,36,000/- Type of possession: - Symbolic	Rs. 5071588/- is due and payable by you under Agreement no. 10110998 24-11-2025
<div>Description of the Immoveable Property: All the piece & parcel of the said immovable property is bearing Block/Tenement no. 30 admeasuring 80.00 Sq. mt. Located at Old G – ward Opp. Mahatma Gandhi School, Plot no. 533, Kuber Nagar City Survey no. 10029 of Moje Village: Sardarnagar, Ta: Asava, Dist: Ahmedabad, Gujarat. Disclosure : Securitisation Application filed by the Borrower against TCHFL (SA/384/2022) is pending before DRT I, Ahmedabad. No stay order is passed against TCHFL in the said case The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.</div>					
4	9993271	Mr. NARESHBHAI JAVANTIBHAI DATANIYA. Mrs. JAYSHREEBEN DATANIYA	Rs. 4,85,785/- 20-06-2023	Rs. 4,10,000/- Earnest Money Deposit (EMD): - Rs. 41,000/- Type of possession: - Physical	Rs. 837767/- is due and payable by you under Agreement no. 9993271 24-11-2025
<div>Description of the Immoveable Property: All the rights, piece & parcel of Immoveable 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(Aslail), District: Ahmedabad of Gujarat. Bounded :- East:- Block no C- West:- Flat no B-405 North :- Flat no B-403 South :- Block no A</div>					
5	TCHHF02690 00100060821 & TCHIN026900 0100060988 & TCHHF02690 00100065833	MR. PANKAJ MOHANBHAI KHADPE MRS. POOJABEN PANKAJBHAI KHADPE	Rs. 2,62,504/- is due and payable by you under Agreement no. TCHHF0269000100065833 and an amount of Rs. 1,67,710/- is due and payable by you under Agreement no. TCHIN0269000100060988 and an amount of Rs. 28,91,479/- is due and payable by you under Agreement no. TCHHF0269000100060821, totalling to Rs. 33,21,693/-06-01-2024	Rs. 15,00,000/- Earnest Money Deposit (EMD): - Rs. 1,50,000/- Type of possession: - Physical	Rs. 3775528/- is due and payable by you under Agreement no. TCHHF0269000100060821 and an amount of Rs. 467864/- is due and payable by you under Agreement no. TCHHF0269000100065833 and an amount of Rs. 236818/- is due and payable by you under Agreement24-11-2025
<div>Description of the Immoveable Property: All the rights, piece & parcel of Immoveable property bearing Commercial Property bearing Shop/Unit No. 56 (Known as GF 56) (As per Plan, Block 'C & D' Ground Floor, Shop Unit No. 4) 402.63 Sq. Feet. (Carpet area 324.52 sq. feet, i.e. 30.16 sq. mtrs.) which is 37.42 Sq. Meters i.e. 44.75 Sq. Yards built up area along with proportionate undivided right in land admeasuring Sq. Meters 24.13 (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. Meters in G.I.D.C. Electronics Estate, Sector-25, situate, lying and being at Moje Gandhinagar Township, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar Ahmedabad. Bounded :- East:- Wide Passage West:- Shop No.62 North:- Shop No. 57 South:- Shop No. 55</div>					
6	10167661 & 10679385 & TCHIN064200 0100078226	RAMJI RAJARAM SONI PUNAM RAMJI SONI	Rs. 615737/- is due and payable by you under loan account No. 10679385 and an amount of Rs. 333610/- is due and payable by you under loan account No. TCHIN0642000100078226 and an amount of Rs. 1335229/- is due and payable by you under loan account No. 10167661, totalling to Rs. 2284476/-07-01-2025	Rs. 21,70,000/- Earnest Money Deposit (EMD): - Rs. 2,17,000/- Type of possession: - Physical	Rs. 392539/- is due and payable by you under Agreement no. TCHIN0642000100078226 and an amount of Rs. 705290/- is due and payable by you under Agreement no. 10679385 and an amount of Rs. 1574196/- is due and payable by you under Agreement no. 10167661.....24-11-2025
<div>Description of the Immoveable Property: All rights piece and parcel of the residential property bearing Flat no. B-203 admeasuring a total of 57.84 Sq. Mtrs. including Proportionate share in the undivided land of the premises admeasuring 20.65 Sq. Mtrs. located on Second floor of Block 'B' in the Scheme/Premises known as Radhey Heights; constructed on non-agricultural land meant for residential and commercial purpose measuring 3482 sq. Mtrs. bearing Final Plot no. 40/1, T.P. Scheme no. 72 (Hathijan- Vinzoli), Block No. 522A (Old Survey no. 123/2) situated in Moje Village: Hathijan Sim, Taluka: Vatva, Sub-District: Ahmedabad-11 (Aslail), Registration District: Ahmedabad, Gujarat. Bounded :- East :- By Ring Road West :- By Flat no. B-202 North :- By Flat no. A-202 South :- By Flat no. B-204 Disclosure :- Securitisation Application filed by the Borrower against TCHFL (SA/200/2025) is pending before DRT I, Ahmedabad. No stay order is passed against TCHFL in the said case The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.</div>					
7	TCHHL06420 00100147916 & TCHIN026900 0100218479 & TCHN064200 0100149278	MR. TEJBAHADUR H RAJPUT MRS. AMITADEVI TEJBAHADUR RAJPUT	Rs. 1,23,000/- is due and payable by you under Agreement no. TCHIN0642000100149278 and an amount of Rs. 20,88,937/- is due and payable by you under Agreement no. TCHHL0642000100147916 and an amount of Rs. 2,22,725/- is due and payable by you under Agreement no. TCHIN0269000100218479 totalling to Rs. 24,34,662/-11-12-2024	Rs. 16,25,000/- Earnest Money Deposit (EMD): - Rs. 1,62,500/- Type of possession: - Physical	Rs. 2349615/- is due and payable by you under Agreement no. TCHHL0642000100147916 and an amount of Rs. 143735/- is due and payable by you under Agreement no. TCHIN0642000100149278 and an amount of Rs. 263750/- is due and payable by you under Agreement24-11-2025
<div>Description of the Immoveable Property: All that right title and interest of Immoveable Residential Property being a Flat No. J/401, having Carpet area admeasuring around 65.06 Sq. Mtrs., Built up area admeasuring around 71.95 Sq. Mtrs., Wash area admeasuring around 2.17 Sq. Mtrs. and Super built-up area admeasuring around 108.69 Sq. Mtrs., on 4th Floor of Block 'N' with undivided right in the land admeasuring around 36 Sq. Mtrs., in the scheme known as "ADITYA", situated on the land of Amalgamated Survey/Block No. 176/A (Amalgamated of Block No. 176/A, 177, 179, 196) of Moje/Village: Hathijan. More specific situated on the land of Sub Plot No. 3 & 4 Paiki Sub Plot No. 4 (As per AMC approved Plan) of Final Plot No. 97 +101 +106 and 105/1 of T.P. Scheme No. 76 (Hathijan) of Moje/Village: Hathijan, Taluka: Vatva, in the Sub-District and District: Ahmedabad Bounded :- East:- Block –K West:- Block –I, North:- Block –O, South:- 3 BHK Bungalow.</div>					
8	9292153 & 10687921 & TCHN064200 0100076031 & TCHIN026900 0100121889 & TCHIN026900 0100256925 & TCHIN026900 0100233947	Mrs. VARSHABEN KIRANPURI GOSWAMI Mr. KIRANPURI CHHOTAPURI GOSWAMI	Rs. 1,94,742/- is due and payable by you under loan account No. TCHIN0642000100076031 and an amount of Rs. 3,98,545/- is due and payable by you under loan account No. 9292153 and an amount of Rs. 4,04,865/- is due and payable by you under loan account No. TCHIN0269000100121889 and an amount of Rs. 1,87,539/- is due and payable by you under loan account No. 10687921 and an amount of Rs. 5,13,388/- is due and payable by you under loan account No. TCHIN0269000100256925 and an amount of Rs. 5,07,815/- is due and payable by you under loan account No. TCHIN0269000100233947 totalling to Rs. 22,06,894/-06-07-2024	Rs. 4,99,000/- Earnest Money Deposit (EMD): - Rs. 49,900/- Type of possession: - Physical	Rs. 262592/- is due and payable by you under Agreement no. 10687921 and an amount of Rs. 550720/- is due and payable by you under Agreement no. 9292153 and an amount of Rs. 648534/- is due and payable by you under Agreement no. TCHIN0269000100256925 and24-11-2025
<div>Description of the Immoveable Property: All the piece & parcel of Immoveable property bearing Flat no. G-209, on the 2nd Floor, of which area admeasuring 50.16 Sq. Mtrs., i.e., 60 Sq. Yards as per Super Built-Up Area. Along with 32.780 Sq. Mtrs of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "KESAR CITY", constructed on non-agricultural land admeasuring 38844.08 Sq. Mtrs (out of total 73394 Sq. Mtrs of land) for residential use bearing Block No. "G" (As per Passing Plan Type-I), Revenue Survey No. 452/1 admeasuring about 6677 Sq. Mtrs., Revenue Survey No. 453/1 admeasuring about 3237 Sq. Mtrs., Revenue Survey No. 453/2 admeasuring about 3136 Sq. Mtrs., Revenue Survey No. 453/3 admeasuring about 3743 Sq. Mtrs., Revenue Survey No. 455 Paiki 1 admeasuring about 12039 Sq. Mtrs., Revenue Survey No. 455 Paiki 2 admeasuring about 11936 Sq. Mtrs., Revenue Survey No. 456 Paiki 1 admeasuring about 3035 Sq. Mtrs., Revenue Survey No. 456 Paiki 2 admeasuring about 3035 Sq. Mtrs., Revenue Survey No. 457/1 Paiki 1 admeasuring about 3541 Sq. Mtrs., Revenue Survey No. 457/1 Paiki 2 admeasuring about 7082 Sq. Mtrs., Revenue Survey No. 457/2 admeasuring about 7082 Sq. Mtrs., Revenue Survey No. 460 Paiki 1 admeasuring about 2428 Sq. Mtrs, Revenue Survey No. 460/1/1 admeasuring about 1720 Sq. Mtrs., Revenue Survey No. 460/1/2 admeasuring about 1720 Sq. Mtrs & Revenue Survey No.461 Paiki 1 admeasuring about 6522 Sq. Mtrs., totally admeasuring 73394 Sq. Mtrs., situate, lying and being at MOJE: MORAIYA, Taluka: Sanand in the Registration District of Ahmedabad and Sub District of Sanand of Gujarat. Bounded as follows:- East by :- Flat No. G-210, West by :- Road, North by :- Block "H", South by :- Flat No. G-208.</div>					
9	9386686	Mr. Pushkarraj Mohanlal Sharma, Mrs. Lilaben Pushkarraj Sharma	Rs. 14,26,194/- 02-06-2021	Rs. 9,99,000/- Earnest Money Deposit (EMD): - Rs. 99,900/- Type of possession: - Physical	Rs. 2878614/- is due and payable by you under Agreement no. 9386686 24-11-2025
<div>Description of the Immoveable Property: All That Piece & Parcel Of Immoveable 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. 313, 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</div>					
10	TCHHL02740 00100184490 & TCHIN027400 0100186498 & TCHIN027400 0100279972	PIYUSHBHAI VINUBHAI MAKWANA KRUTIKABEN PIYUSHBHAI MAKWANA	Rs. 14,34,668/- is due and payable by you under Agreement no. TCHHL0274000100184490 and an amount of Rs. 1,62,741/- is due and payable by you under Agreement no. TCHIN0274000100279972 and an amount of Rs. 63,070/- is due and payable by you under Agreement no. TCHIN0274000100186498, totalling to Rs. 16,60,479/-07-10-2024	Rs. 12,00,000/- Earnest Money Deposit (EMD): - Rs. 1,20,000/- Type of possession: - Physical	Rs. 1726219/- is due and payable by you under Agreement no. TCHHL0274000100184490 and an amount of Rs. 202511/- is due and payable by you under Agreement no. TCHIN0274000100279972 and an amount of Rs. 82786/- is due and payable by you under Agreement24-11-2025
<div>Description of the Immoveable Property: All the rights, piece and parcel of the immovable property bearing Flat no. 305 on the third floor, Tower B, having a built-up area of 465.00 Sq.ft. including proportionate share admeasuring 182.00 sq.ft. in the unsold, undivided land of the premises/building known as "Param Greens". This premises "Param Greens" admeasures 5536.00 Sq.mtrs. bearing Final plot no. 112 whose area is 7385.00 Sq.mtrs. of T.P. Scheme No. 1 with City Survey no. 636 and 633/1, Block no. 449, Moje Village: Bil, Taluka: Vadodra, Registration Sub District: Vadodra, Gujarat. The Property is bounded as follows: East: By Flat no. B-306 after Margin Space, West: By Flat no. B-304, North: By 18 Mtr T.P. Road, South: By Flat no. B-302 after passage.</div>					
11	TCHHL02740 00100211145 & TCHIN027400 0100212455	SUNIL G CHUDASAMA KAMINIBEN SUNILBHAI CHUDASAMA	Rs. 3073477/- is due and payable by you under loan account No. TCHHL0274000100211145 and an amount of Rs. 193776/- is due and payable by you under loan account No. TCHIN0274000100212455, totalling to Rs. 3267253/-08-01-2025	Rs. 28,00,000/- Earnest Money Deposit (EMD): - Rs. 2,80,000/- Type of possession: - Physical	Rs. 220593/- is due and payable by you under Agreement no. TCHIN0274000100212455 and an amount of Rs. 3418289/- is due and payable by you under Agreement no. TCHHL0274000100211145 totalling to Rs. 3638882/-24-11-2025
<div>Description of the Immoveable Property: All the rights, piece and parcel of the residential property bearing Flat no. I-103 having a Carpet area 49.94 Sq. Mtrs and Balcony area 4.63 Sq. Mtrs along with Proportionate share in undivided land and common amenities located on the First Floor of Block "I" in the Scheme/Premises known as 'Akshar Vandan', constructed on non-agricultural land meant for residential and commercial purpose admeasuring 5706 Sq. Mtrs, bearing Final Plot no. 57, T.P. Scheme no. 27, Block/Survey no. 232 and 232/paiki situated in moje village: Tandajia, Registration Sub-District and District: Vadodra, Gujarat. Bounded :- East:- By Margin Open Space and afterwards Final Plot no. 58 West:- By Flat no. I-102 North:- By Flat no. H-102 South:- By Flat no. I-104</div>					
12	TCHHF06970 0010020679 & TCHIN069700 0100202817	MR. HARPALSINH BHAVSANGBHAI MORI MRS. HIRALBEN HARPALSINH MORI	Rs. 18,71,177/- is due and payable by you under Agreement no. TCHHF0697000100200769 and an amount of Rs. 93,169/- is due and payable by you under Agreement no. TCHIN0697000100202817 and totalling to Rs. 19,84,346/-13-02-2024	Rs. 20,00,000/- Earnest Money Deposit (EMD): - Rs. 2,00,000/- Type of possession: - Physical	Rs. 135592/- is due and payable by you under Agreement no. TCHIN0697000100202817 and an amount of Rs. 2547263/- is due and payable by you under Agreement no. TCHHF0697000100200769 totalling to Rs. 2682855/-24-11-2025

Description of the Immoveable Property: All the rights, piece & parcel of Immoveable Commercial property consisting of the Office No. 7 With area admeasuring 55.76 sq.mt on the 2nd floor of the building known as "Vyapar Kendra" constructed upon Shihor Municipal office's 99 years lease hold land of plot No. 49-A, admeasuring 381.33 sq. mtrs. of city survey no.1324 paiki of Survey Ward No. 1 of Shihor of Dist-Bhavnagar, Situated Opp. Town Hall within limits of Shihor City. Bounded :- East:- Staircase, Passage, West:- Part of Vyapar Kendra, North:- Road South :- Office No. 6 and Passage.					
13	TCHHL06910 00100115089 & TCHIN069100 0100117141	MR. RAJESH MANGALGAR GOSWAMI MRS. MUKTABEN RAJESHGAR GOSWAMI	Rs. 3,94,713/- is due and payable by you under Agreement no. TCHHL0691000100115089 and an amount of Rs. 52,019/- is due and payable by you under Agreement no. TCHIN0691000100117141 and Totailling to Rs. 4,46,732/-03-02-2024	Rs. 5,00,000/- Earnest Money Deposit (EMD): - Rs. 50,000/- Type of possession: - Physical	Rs. 81314/- is due and payable by you under Agreement no. TCHIN0691000100117141 and an amount of Rs. 583744/- is due and payable by you under Agreement no. TCHHL0691000100115089 totalling to Rs. 665058/-24-11-2025
Description of the Immoveable Property: All the rights, piece & parcel of Immoveable property bearing Plot no. 46 admeasuring 98.00 Sq. Mt, an open plot (Plot 1 bearing Plot no. 46) among plots plotted on the non agricultural land meant for residential purpose with a total area of 6-12 Guntha bearing revenue survey no. 510/1 falling in the boundary of Moje: Sangad Village, Sub District: Anjar, District: Kutch, Gujarat. Bounded as follows: East by :- Internal Road, West by :- Plot no. 27 after 3.05 mtr street, North by :- Plot no. 47, South by :- Plot no. 45.					
14	TCHHL06910 00100137863 & TCHIN069100 0100140331	MR. SAGAR BIPINBHAI SHRIMALI MRS. NIRAMALBEN BIPINBHAI SHRIMALI	Rs. 1100073/- is due and payable by you under Agreement no. TCHHL0691000100137863 and an amount of Rs. 55622/- is due and payable by you under Agreement no. TCHIN0691000100140331 totalling to Rs. 1155695/-05-09-2024	Rs. 12,00,000/- Earnest Money Deposit (EMD): - Rs. 1,20,000/- Type of possession: - Physical	Rs. 77009/- is due and payable by you under Agreement no. TCHIN0691000100140331 and an amount of Rs. 1308019/- is due and payable by you under Agreement no. TCHHL0691000100137863 totalling to Rs. 1385028/-24-11-2025
Description of the Immoveable Property: All the rights, piece & parcel of Immoveable property bearing Plot No. 103, admeasuring 55.125 Sq. mtrs i.e., 65.93 Sq. Yards of undivided share proportionate share in the underneath land and all internal and external rights thereto, situated on non-agricultural land for residential use bearing Old Revenue Survey No. 40, New Revenue Survey No. 97, situated at Village Antarijal, Taluka Gandhidham, Dist. Kutch, Gujarat Bounded :- East:- 9.14 Mtrs. Wide Internal Road West:- Plot No. 150, North:- Plot No. 102 South:- Plot No. 104.					
15	TCHHL06910 00100150764 & TCHIN069100 0100154098	VIKRAMBHAI GANESHBHAI NAI SHARDABEN GANESHBHAI NAI	Rs. 16,93,245/- is due and payable by you under Agreement no. TCHHL0691000100150764 and an amount of Rs. 87,467/- is due and payable by you under Agreement no. TCHIN0691000100154098 and Totailling to Rs. 17,80,712/-10-10-2024	Rs. 18,00,000/- Earnest Money Deposit (EMD): - Rs. 1,80,000/- Type of possession: - Physical	Rs. 2072177/- is due and payable by you under Agreement no. TCHHL0691000100150764 and an amount of Rs. 111018/- is due and payable by you under Agreement no. TCHIN0691000100154098 totalling to Rs. 2183395/-24-11-2025
Description of the Immoveable Property: All the piece & parcel of Immoveable property bearing Plot No. 86 admeasuring 80.78 Sq. Mtrs, Along with Undivided share proportionate share in the underneath land and all internal and external rights therein in the premises/campus known as "ASHA RESIDENCY / NAGAR- 05" constructed on non-agricultural land for residential use bearing Old Revenue Survey No.40, New Revenue Survey No. 97 admeasuring 06-00 Guntha i.e. 24170 Sq. Mtrs, situated at Village: Antarijal, Tal.: Gandhidham, District: Kutch. Bounded :- East:- Adj. Plot No. 11, West:- 9.14 Mtrs Internal Road, North :- Adj. Plot No. 87 South :- Adj. Plot No. 85.					
16	10400756	LATE KUNAL HARISHBHAI THAKKAR (DECEASED) Through all its Legal Heirs MRS. NITABEN HARESHBHAI THAKKAR	Rs. 8,11,294/- 05-12-2023	Rs. 5,30,000/- Earnest Money Deposit (EMD): - Rs. 53,000/- Type of possession: - Physical	Rs. 1211623/- is due and payable by you under Agreement no. 10400756 24-11-2025
Description of the Immoveable Property: All that piece and parcel of the All that rights, Piece and Parcel of Immoveable 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 agricultural land and can be used for residential purpose by order of District Panchayat coude order no. DP/REV/NA/49/16-17/842 dated 07/04/2017 of Revenue survey no. 254/1/paiki 1, situated at village: Varsamed, Taluka: Anjar, District: Kachchh, Gujarat. Bounded :- East :- By Common Plot-A West :- By 5.70 mtr Internal Road North :- By Sub Plot no. 17 and South :- By Sub Plot no. 16-B					
17	TCHHL06280 00100176839 & TCHIN062800 0100178776	MR. HITESHKUMAR PANCHABHAI DESAI MRS. BHAVNABEN HITESHKUMAR RABARI	Rs. 98,041/- is due and payable by you under Agreement no. TCHIN0628000100178776 and an amount of Rs. 22,94,042/- is due and payable by you under Agreement no. TCHHL0628000100176839 and Totailling to Rs. 23,92,083/-10-07-2024	Rs. 18,00,000/- Earnest Money Deposit (EMD): - Rs. 1,80,000/- Type of possession: - Physical	Rs. 2843853/- is due and payable by you under Agreement no. TCHHL0628000100176839 and an amount of Rs. 130931/- is due and payable by you under Agreement no. TCHIN0628000100178776 totalling to Rs. 2974784/-24-11-2025
Description of the Immoveable Property: All the rights, piece & parcel of Immoveable property bearing Plot No. 10, admeasuring 124.03 Sq. mtrs of undivided share proportionate share in the underneath land and all internal and external rights therein, in the premises/campus known as "WITTHAL VILLA", situated on non-agricultural land for residential use bearing Revenue Survey No. 121/paiki 2 of Village Matarwadi Sim, i.e towards South of Harihar Mahadev Temple Road which is situated on East of Patan-Disa Road, Registration Dist Patan, Sub Dist & Taluka Patan, Gujarat. Bounded as follows: East by :- Internal Road, West by :- Plot No. 9, North by :- Internal Road, South by :- Plot No. 11.					
18	10478724 TCHIN026900 0100195860 & TCHIN 02690001002 36665 TCHIN026900 0100265136 & TCHIN026900 0100297941	PRITESHBHAI RAJANIKANTBHAI NAYAK ASHABEN PRITESHKUMAR NAYAK	Rs. 13,86,611/- is due and payable by you under loan account No. 10478724 and an amount of Rs. 3,83,227/- is due and payable by you under loan account No. TCHIN0269000100195860 and an amount of Rs. 5,13,815/- is due and payable by you under loan account No. TCHIN0269000100236665 and an amount of Rs. 5,26,807/- is due and payable by you under loan account No. TCHIN0269000100265136 and an amount of Rs. 531934/- is due and payable by you under loan account No. TCHIN0269000100279856 and an amount of Rs. 5,40,231/- is due and payable by you under loan account No. TCHIN0269000100297941 totalling to Rs. 26,32,675/-09-10-2024	Rs. 8,00,000/- Earnest Money Deposit (EMD): - Rs. 80,000/- Type of possession: - Physical	Rs. 236209/- is due and payable by you under Agreement no. 10478724 and an amount of Rs. 639774/- is due and payable by you under Agreement no. TCHIN0269000100279856 and an amount of Rs. 650935/- is due and payable by you under Agreement no. TCHIN0269000100297941 totalling to Rs. 13,41,106/-24-11-2025
Description of the Immoveable Property: All the rights, piece & parcel of Immoveable property bearing Flat No. 1/C-102 on the First Floor of Block C admeasuring 449 Sq. ft., i.e. 41.71 sq. mtrs. along with proportionate share in the undivided land of the building admeasuring 13.90 Sq. Mtrs, located in the premises/Scheme known as "SUKH RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 749, Situated at Moje: Kadi Kasba, Taluka: Kadi, Sub district: Kadi, Registration Dist: Mehsana, Gujarat Bounded :- East :- Open Space, West :- Flat No. 1/C-103, North :- Open Space, South :- Flat No. 1/C-101.					
19	10089919	MR. RONAK HARIBHAI CHAUDHARI Mrs. ANKITABEN RONAKBHAI CHAUDHARI	Rs. 10,80,379/- 17-01-2023	Rs. 8,00,000/- Earnest Money Deposit (EMD): - Rs. 80,000/- Type of possession: - Physical	Rs. 1806083/- is due and payable by you under Agreement no. 10089919 24-11-2025
Description of the Immoveable Property: All the rights, piece & parcel of Immoveable 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 APARTMENT", 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. 986/03/31/56 Flat West :- City Survey No. 986/03/31/56 Flat North :- City Survey No. 986/03/31/56 Flat South :- Open Land					
20	TCHHL06930 00100179923 & TCHIN 06930001001 80572 TCHH-F06930 0010018724	MR. RAHUL RAJESHBHAI PADADIYA MR. RAJESHBHAI MANAJIBHAI PADADIYA MRS. KUNDANBEN RAJESHBHAI PADADIYA	Rs. 29,645/- is due and payable by you under loan account No. TCHIN0693000100180572 and an amount of Rs. 4,18,862/- is due and payable by you under loan account No. TCHHL0693000100179923 and an amount of Rs. 2,91,016/- is due and payable by you under loan account No. TCHH-F069300010018724, totalling to Rs. 7,39,523/-06-03-2024	Rs. 5,90,000/- Earnest Money Deposit (EMD): - Rs. 59,000/- Type of possession: - Physical	Rs. 584056/- is due and payable by you under Agreement no. TCHHL0693000100179923 and an amount of Rs. 384483/- is due and payable by you under Agreement no. TCHH-F069300010018724 and an amount of Rs. 61307/- is due and payable by you under Agreement no.24-11-2025
Description of the Immoveable Property: All the rights, piece & parcel of Immoveable property bearing Plot No. 112 paiki Open Land admeasuring 42.996 Sq. Mtr of Area Known as Ranchod Nagar-2 of Revenue Survey No. 145/1 paiki and 145/2 paiki of Village Armetli of Taluka and Sub Dist. Morbi, Gujarat. Bounded :- East :- Road West :- Adjoining Survey No. 201 North :- Plot No. 113 South :- Land of this Plot/Other Property.					
21	9960289 & 10347032 & 10669741 & TCHIN 0259L0000 100157794	MR. DILSUKBHAI LALJIBHAI CHAPANERA MRS. PARULBEN DILSUKBHAI CHAPANERA	Rs. 10,82,831/- is due and payable by you under the loan account number 9960289 and an amount of Rs. 3,86,824/- is due and payable by you under the loan account number TCHIN0259L00001057794 and an amount of Rs. 1,96,718/- is due and payable by you under the loan account number 10669741 and an amount of Rs. 3,78,359/- is due and payable by you under the loan account number 10347032 i.e. totalling to an amount of Rs. 20,44,732/-19-12-2023	Rs. 12,50,000/- Earnest Money Deposit (EMD): - Rs. 1,25,000/- Type of possession: - Physical	Rs. 516486/- is due and payable by you under Agreement no. TCHIN0259L00001057794 and an amount of Rs. 146866/- is due and payable by you under Agreement no. 9960289 and an amount of Rs. 282346/- is due and payable by you under Agreement no. 1066974124-11-2025
Description of the Immoveable Property: All That Piece and Parcel of Immoveable 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: Maadhapar, 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.					
22	10637957	MR. MAHESHPARI CHHAGANPARI GOSAI MRS. MINABEN MAHESHPARI GOSAI	Rs. 9,65,956/- 05-07-2023	Rs. 5,00,000/- Earnest Money Deposit (EMD): - Rs. 50,000/- Type of possession: - Physical	Rs. 1514941/- is due and payable by you under Agreement no. 10637957 24-11-2025
Description of the Immoveable Property: All that rights, Piece and Parcel of Immoveable Property bearing Flat no. 402 on Fourth 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 Moje: 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					
23	TCHHL02590 00100001483	NITINBHAI BABUBHAI DODIYA JALPABEN NITINBHAI DODIYA	Rs. 25,65,843/- 06-02-2025	Rs. 27,90,000/- Earnest Money Deposit (EMD): - Rs. 2,79,000/- Type of possession: - Physical	Rs. 2890481/- is due and payable by you under Agreement no. TCHHL0259000100001483 24-11-2025
Description of the Immoveable Property: All the rights piece and parcel of the immovable property bearing Flat no. 101 having a built-up area of 59.40 Sq.mtr. located on first floor of the building/premises known as "Krishna Vandan" Residential low-rise Apartment situated on Laxmiwadi street no. 10/15 with City Survey ward no. 9, and City Survey no. 428, 429, 430 at Rajkot City, Gujarat. Bounded :- East :- By Road after leaving the space for margin, West :- By Flat's Entrance Door and passage, Stairs, Lift and then others' property, North :- By Others' property, South :- By Road after leaving the space for margin.					
24	TCHHL02590 00100084417 & TCHH-F02590 00100084894	MR. SAMIR BANSHORI GHATA SHREE HANDICRAFT Mrs. SEEMA SAMIR GHATA	Rs. 4,30,381/- is due and payable by you under Agreement no. TCHH-F0259000100084894 and an amount of Rs. 9,99,557/- is due and payable by you under Agreement no. TCHHL0259000100084417 and Totailling to Rs. 14,29,938/-06-02-2025	Rs. 12,20,000/- Earnest Money Deposit (EMD): - Rs. 1,22,000/- Type of possession: - Physical	Rs. 1134047/- is due and payable by you under Agreement no. TCHHL0259000100084417 and an amount of Rs. 47918/- is due and payable by you under Agreement no. TCHH-F0259000100084894 totalling to Rs. 1613965/-24-11-2025
Description of the Immoveable Property: All the rights, piece & parcel of Immoveable property bearing Flat No. 203 on 2nd Floor in Wing C, admeasured approximate built up area 35.30 Sq. Mtrs. located in the premises/building known as 'Bhawani Complex', comprising of four wings namely Wing A, Wing B, Wing C, Wing D constructed on non agricultural land meant for residential and commercial purpose admeasuring 1869.96 Sq. Mtrs. bearing Revenue Survey no. 196/2 paiki 6 and 198/2 paiki 2 with 1127.68 Sq. Mtrs. for Plots no. 1 to 4 and 742.28 Sq. Mtrs. for Plots no. 1 and 2 of R.S. No. 198/2 paiki 1 and R.S. No. 198/2 paiki 1 and 198/2 paiki 1, Ward no. 12/2, City Survey no. 4454/C/1 (P), Taluka: Rajkot, Gujarat Bounded :- East :- Open Space and Then Plot No. 5 To 8 and 55 To 61, West :- Stair, Passage and Flat No. 202, North :- Wing-B, South :- Flat no. 204.					
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 Immoveable 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 19-12-2025 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 Immoveable Property shall at once again be put to auction subject to the discretion of the Authorised Officer. 2. The Immoveable 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 Immoveable Property can be made on 10-12-2025 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, 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 aereads 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, 1090/111, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082 Email Id : contact@actionbazaar.com / support@actionbazaar.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No. 85898963696. 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 authorised officer's (Inter) 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/bhlbmly 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 :- Ahmedabad					
Date :- 02-12-2025					
Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.					