



TATA
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 **22-01-2026** 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 22-01-2026**. 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 **21-01-2026 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 :

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	TCHHL06420001 00147916 & TCHIN026900010 0218479 & TCHIN064200010 0149278	MR. TEJBHADUR H RAJPUT, MRS. AMITADEVI TEJBAHADUR RAJPUT	Rs. 1,23,000/- is due and payable by you under Agreement no. TCHIN0842000100149278 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. 15,50,000/- Earnest Money Deposit (EMD): - Rs.1,55,000/- Type of possession:- Physical	Rs. 2372603/- is due and payable by you under Agreement no. TCHHL0642000100147916 and an amount of Rs. 145813/- is due and payable by you under Agreement no. TCHIN0642000100149278 and an amount of Rs. 268049/- is due and payable by you under Agreement no. TCHIN0269000100218479 totalling to Rs. 2786465/- 27-12-2025
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 No. J, with undivided right in the land admeasuring around 36 Sq. Mtrs., in the scheme known as "ADITYA", situated on the land of Amalgated Survey/Block No. 176/A (Amalgated of Block No. 176/A, 107, 179, 196) of Mouje/Village: Hathhian. 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/I of T. P. Scheme No. 76 (Hathhian) of Mouje/Village: Hathhian, Taluka: Vatva, in the Sub- District and District: Ahmedabad. Bounded :- East :- Block--K, West:- Block--I, North:- Block--O, South :- 3BHK Bungalow.					
2	9292153 & 10687921 & TCHIN064200010 0076031 & TCHIN026900010 0121889 & TCHIN026900010 0256925 & TCHIN026900010 0233947	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. 4,00,000/- Earnest Money Deposit (EMD): - Rs.40,000/- Type of possession:- Physical	Rs. 266891/- is due and payable by you under Agreement no. 10687921 and an amount of Rs. 558020/- is due and payable by you under Agreement no. 9292153 and an amount of Rs. 658649/- is due and payable by you under Agreement no. TCHIN0269000100256925 and an amount of Rs. 268423/- is due and payable by you under Agreement no. TCHIN0642000100076031 and an amount of Rs. 502205/- is due and payable by you under Agreement no. TCHIN0269000100121889 and an amount of Rs. 658022/- is due and payable by you under Agreement no. TCHIN 0269000100233947 totalling to Rs.2912210/-
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 11938 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 MOJIE: MORAIYA, Taluka: Sanand in the Registration District of Ahmedabad and Sub District of Sanand of Gujarat. Bounded as follows: East :- Flat No. G-210, West :- Road, North :- Block No. "H", South :- Flat No. G-208.					
3	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.112726/- 27-12-2025
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. 45.96 Sq. mtrs., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto in 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 (Asali), 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. 4,10,000/- Earnest Money Deposit (EMD): - Rs.41,000/- Type of possession:- Physical	Rs. 846213/- 27-12-2025
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 in 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 (Asali), District: Ahmedabad of Gujarat. Bounded :- East :- Block no C, West :- Flat no B-405, North :- Flat no B-403, South :- Block no A					
5	TCHHL02740001 00184490 & TCHIN027400010 0186498 & TCHIN027400010 0279972	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. 1746008/- is due and payable by you under Agreement no. TCHHL0274000100184490 and an amount of Rs. 205802/- is due and payable by you under Agreement no. TCHIN 0274000100279972 and an amount of Rs. 84291/- is due and payable by you under Agreement no. TCHIN0274000100186498 totalling to Rs. 2036181/- 27-12-2025
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, Mouje Village: Bil, Taluka: Vadodara, Registration Sub District: Vadodara, Gujarat. The Property is bounded as follows: East :- By Flat no. B-306 after Marginal Space, West :- By Flat no. B-304, North :- By 16 Mtr T.P.Road, South :- By Flat no. B-302 after passage.					
6	TCHHL02740001 00211145 & TCHIN027400010 0212455	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. 26,00,000/- Earnest Money Deposit (EMD): - Rs. 2,60,000/- Type of possession:- Physical	Rs. 223565/- is due and payable by you under Agreement no. TCHIN0274000100212455 and an amount of Rs. 345304/- is due and payable by you under Agreement no. TCHHL0274000100211145 totalling to Rs. 3676971/- 27-12-2025
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 mouje village: Tandajia, Registration Sub-District and District: Vadodara, 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					
7	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. 2917385/- 27-12-2025
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. 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	TCHHF06970001 00200769 & TCHIN069700010 0202817	MR. HARPALESH BHAYASANGBHAI MORI MRS. HIRALBEN HARPALESH 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 an amount of Rs. 19,64,346/- 13-02-2024	Rs. 19,00,000/- Earnest Money Deposit (EMD): - Rs. 1,90,000/- Type of possession:- Physical	Rs. 137963/- is due and payable by you under Agreement no. TCHIN0697000100202817 and an amount of Rs. 2583531/- is due and payable by you under Agreement no. TCHHF0697000100200769 totalling to Rs. 2721494/- 27-12-2025
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 Sihor 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 Sihor of Dist-Bhavnagar, Situated Opp. Town Hall within limits of Sihor City. Bounded :- East :- Staircase, Passage, West :- Part of Vyapar Kendra, North :- Road, South :- Office No. 6 and Passage.					
9	TCHHL06910001 00115089 & TCHIN069100010 0117141	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 an amount of Rs. 4,46,732/- 03-02-2024	Rs.5,00,000/- Earnest Money Deposit (EMD): - Rs. 50,000/- Type of possession:- Physical	Rs. 82843/- is due and payable by you under Agreement no. TCHIN0691000100117141 and an amount of Rs. 590358/- is due and payable by you under Agreement no. TCHHL0691000100115089 totalling to Rs. 673201/- 27-12-2025
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. 5101/1 falling in the boundary of Mouje: 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					
10	TCHHL06910001 00137865 & TCHIN069100010 0140331	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. 78326/- is due and payable by you under Agreement no. TCHIN0691000100140331 and an amount of Rs. 1323319/- is due and payable by you under Agreement no. TCHHL0691000100137863 totalling to Rs. 1401645/- 27-12-2025
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.					

TCHHL06910001 00150764 & TCHIN069100010 0154098	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. 67,467/- is due and payable by you under Agreement no. TCHIN0691000100154098 and an amount of Rs. 17,80,712/- 10-10-2024	Rs. 18,00,000/- Earnest Money Deposit (EMD): - Rs. 1,80,000/- Type of possession:- Physical	Rs. 2101464/- is due and payable by you under Agreement no. TCHHL0691000100150764 and an amount of Rs. 113023/- is due and payable by you under Agreement no. TCHIN0691000100154098 totalling to Rs. 2214487/- 27-12-2025	
Description of the Immoveable Property: All the piece and parcel of the All that rights, Piece and 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 thereto 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.					
12	10400756	LATE KUNAL HARISHBHAI THAKKER (DECEASED) Through all its Legal Heirs MS. NITABEN HARESHBHAI THAKKAR	Rs. 8,11,294/- 05-12-2023	Rs. 4,40,000/- Earnest Money Deposit (EMD): - Rs.44,000/- Type of possession:- Physical	Rs. 1228553/- 27-12-2025
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 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: Varsamed, 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					
13	TCHHL06280001 00176839 & TCHIN062800010 0178776	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 an amount of Rs. 23,92,083/- 10-07-2024	Rs.18,00,000/- Earnest Money Deposit (EMD): - Rs.1,80,000/- Type of possession:- Physical	Rs. 2879900/- is due and payable by you under Agreement no. TCHHL0628000100176839 and an amount of Rs. 133077/- is due and payable by you under Agreement no. TCHIN0628000100178776 totalling to Rs. 3012977/- 27-12-2025
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 thereto, in the premises/campus known as "VITTHAL 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.					
14	10478724 & TCHIN026900010 0195860 & TCHIN026900010 0236665 & TCHIN026900010 0265136 & TCHIN026900010 0279856 & TCHIN026900010 0297941	PRITESHBHAI RAJANKANTBHAI NAYAK, ASHABEN PRITESHKUMAR NAYAK	Rs. 1,36,661/- 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. 53,1934 /- 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.7,20,000/- Earnest Money Deposit (EMD): - Rs.72,000/- Type of possession:- Physical	Rs. 241103/- is due and payable by you under Agreement no. 10478724 and an amount of Rs. 649507/- is due and payable by you under Agreement no. TCHIN0269000100279856 and an amount of Rs. 660845/- is due and payable by you under Agreement no. TCHIN0269000100236665 totalling to Rs. 3285204/- 27-12-2025
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 District: Mehsana, Gujarat. Bounded :- East :- Open Space, West :- Flat No. 1/C-103, North :- Open Space, South :- Flat No. 1/C-101.					
15	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. 1831042/- 27-12-2025
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. 1/11/14/19/26 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. 986/03/313/58 Flat, West :- City Survey No. 986/03/315/60 Flat, North :- City Survey No. 986/03/311/56 Flat, South :- Open Land.					
16	TCHHL06930001 00179923 & TCHIN069300010 0190572 & TCHHF06930001 00187824	MR. RAHUL RAJESHBHAI PATADIYA MR. RAJESHBHAI MANAJIBHAI PATADIYA, MRS. KUNDABEN RAJESHBHAI PATADIYA	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. TCHHF0693000100187824, 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. 591888/- is due and payable by you under Agreement no. TCHHL0693000100179923 and an amount of Rs. 390089/- is due and payable by you under Agreement no. TCHHF0693000100187824 and an amount of Rs. 62346/- is due and payable by you under Agreement no. TCHHL0693000100180572 totalling to Rs. 1044303/- 27-12-2025
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 Amrelli of Taluka and Sub Dist. Morbi, Gujarat. Bounded :- East :- Road, West :- Adjoining Survey No.80, North :- Plot No. 113, South :- Land of this Plot/Other Property.					
17	9960289 & 10347032 & 10669741 & TCHIN0259L0000 100157794	MR. DILSUKHBHAI LALJIBHAI CHAPANERA, MRS. PARULBEN DILSUKHBHAI CHAPANERA	Rs. 10,82,631/- 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 TCHIN0259L0000100157794 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. 12,00,000/- Earnest Money Deposit (EMD): - Rs.1,20,000/- Type of possession:- Physical	Rs. 523799/- is due and payable by you under Agreement no. TCHIN0259L0000100157794 and an amount of Rs. 1432663/- is due and payable by you under Agreement no. 9960289 and an amount of Rs. 287087/- is due and payable by you under Agreement no. 10669741 and an amount of Rs. 511741/- is due and payable by you under Agreement no. 10347032 totalling to Rs. 2755283/- 27-12-2025
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 "Jinan 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.					
18	TCHHL02590001 00084417 & TCHHF02590001 00084894	MR. SAMIR BANSHORI GHATA SHREE HANDICRAFT Mrs. SEEMA SAMIR GHATA	Rs. 14,93,938/- is due and payable by you under Agreement no. TCHHF0259000100084894 and an amount of Rs. 9,99,557/- is due and payable by you under Agreement no. TCHHL0259000100084417 and an amount of Rs. 14,93,938/- 06-02-2025	Rs. 12,20,000/- Earnest Money Deposit (EMD): - Rs.1,22,000/- Type of possession:- Physical	Rs. 1144631/- is due and payable by you under Agreement no. TCHHL0259000100084417 and an amount of Rs. 486090/- is due and payable by you under Agreement no. TCHHF0259000100084894 totalling to Rs. 1630721/- 27-12-2025
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. 196/2 paiki 1 and R.S. No. 198/2 paiki 1 and 198/2 paiki 1, Ward no. 12/2, City Survey no. 4454/C1 (P), Taluka: Rajkot, Gujarat. Bounded :- East :- Open Space and Then Plot No. 5 To B and 55 To 61, West :- Stair, Passage and Flat No. 202, North :- Wing-B, South :- Flat no. 204.					
19	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. 1536225/- 27-12-2025
Description of the Immoveable Property: All that rights, Piece and Parcel of Immoveable 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 moje: Vadli, 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					
20	TCHHL02590001 00001483	NITINBHAI BABUBHAI DODIYA, JALPABEN NITINBHAI DODIYA,	Rs. 25,65,843/- 06-02-2025	Rs.26,50,000/- Earnest Money Deposit (EMD): - Rs.2,65,000/- Type of possession:- Physical	Rs.2925012/- 27-12-2025
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 "Krushna 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.					
Notes:- 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 22-01-2026 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 Immoveable Property shall at once again be put up 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 done on 12-01-2026 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 areas 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, G-3-1090/1/1, II Floor, Part B, Uma Hyderabad Bypass, Rajphavan 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.8589836696. 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's/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/czmhnl 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 :- 06-01-2026 <div>Sd/- Authorizing Officer Tata Capital Housing Finance Ltd</div>					