



## 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 Mithakali 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 P.M. at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakali 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) | Date of Demand Notice  | Reserve Price   | Outstanding as on   |
|---------|---|---|--|---|---|
| 1       | TCHHL0642000100147916 & TCHIN0642000100218479 & TCHIN0642000100149278 | MR. TEJBADHUR RAJPUT, MRS. AMITADEVI TEJBADHUR 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. TCHIN0642000100218479 Totaling to Rs. 24,34,662/- 11-12-2024 | Rs. 15,50,000/- Earnest Money Deposit (EMD): - Rs.15,000/- Type of possession: - Physical | Rs. 2372603/- is due and payable by you under Agreement no. TCHHL0642000100147916 and an amount of Rs. 14,5813/- 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. TCHIN0642000100218479 Totaling to Rs. 2786465/- 27-12-2025 |

**Description of the Immovable Property:** All that right title and interest of Immovable 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 108.89 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 Amalgamated Scheme/Block No. 176/A (Amalgamated of Block No. 176/A, 177, 179, 198 of Moje/Village: Hathijan. More specific situated on the land of Sub Plot No. 3 & Palki Sub Plot No. 4 (As per AMC approved Plan) of Final Plot No. 97 +101 +106 +1051 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.**

| 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   |
|---------|--|---|--|--|---|
| 2       | 9292153 & 10687921 & TCHIN064200010070631 & TCHIN069000100121689 & TCHIN069000100256925 & TCHIN069000100233947 | Mrs. VARSHABEN KIRANPURI GOSWAMI Mr. KIRANPURI CHHOTAPUR CHHOTAPUR GOSWAMI              | Rs. 1,94,742/- is due and payable by you under loan account No. TCHIN064200010070631 and an amount of Rs. 3,96,454/- 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. TCHIN069000100121689 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. TCHIN069000100256925 and an amount of Rs. 5,07,815/- is due and payable by you under loan account No. TCHIN069000100233947 totaling 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. 558649/- is due and payable by you under Agreement no. TCHIN069000100120269925 and an amount of Rs. 268423/- is due and payable by you under Agreement no. TCHIN064200010070631 and an amount of Rs. 50205/- is due and payable by you under Agreement no. TCHIN069000100121889 and an amount of Rs. 658022/- is due and payable by you under Agreement no. TCHIN069000100233947 totaling to 2912210/- |

**Description of the Immovable Property:** All the piece & parcel of Immovable property bearing Flat no. G-209, on the 2nd Floor, of which area admeasuring 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 108.89 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 "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 6677 Sq. Mtrs., Revenue Survey No. 453/3 admeasuring about 3541 Sq. Mtrs., Revenue Survey No. 457/1 Palki 2 admeasuring about 7082 Sq. Mtrs., Revenue Survey No. 460/1 Palki 1 admeasuring about 12039 Sq. Mtrs., Revenue Survey No. 457/2 admeasuring about 11938 Sq. Mtrs., Revenue Survey No. 458/1 Palki 1 admeasuring about 3035 Sq. Mtrs., Revenue Survey No. 458/2 Palki 1 admeasuring about 2428 Sq. Mtrs., Revenue Survey No. 460/1 Palki 1 admeasuring about 1720 Sq. Mtrs., Revenue Survey No. 460/12 admeasuring about 1720 Sq. Mtrs. & Revenue Survey No. 461 Palki 1 admeasuring about 6522 Sq. Mtrs., totally admeasuring 73394 Sq. Mtrs., situate, lying and being at MOJYE: MORAYA, Taluka: Sanand in the Registration District of Ahmedabad and Sub District of Sanand of Gujarat. **Bounded :- East :- Block -I, North :- Block -O, South :- Flat No. "H", West :- Flat No. "G".**

| 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        |
|---------|---------------|---|---------------------------|--|--------------------------|
| 3       | 10019497      | MR. JAYESH JAYANTIL DATANIYA MRS. SAROBEN DATANIYA                                      | Rs. 8,32,436/- 20-12-2023 | Rs. 4,90,000/- Earnest Money Deposit (EMD): - Rs.49,000/- Type of possession: - Physical | Rs. 1127726/- 27-12-2025 |

**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 (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.**

| 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       |
|---------|---------------|---|---------------------------|--|-------------------------|
| 4       | 9993271       | Mr. NARESHBHAI JAYANTILBHAI DATANIYA Mrs. JAYSHREEBHIN 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 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. 495.90 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., Palki 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-405, South :- Block no A**

| 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   |
|---------|---|---|---|--|---|
| 5       | TCHHL0724000100184490 & TCHIN0274000100184490 & TCHIN0274000100184490 & TCHIN0274000100279972 & TCHIN0274000100279972 | PIYUSHBHAI VINUBHAI MAKWANA KRUTIKABEN PIYUSHBHAI MAKWANA                               | Rs. 14,34,668/- is due and payable by you under Agreement no. TCHHL0724000100184490 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. TCHIN0274000100184490. Totaling to Rs. 16,40,479/- 07-12-2024 | Rs. 12,00,000/- Earnest Money Deposit (EMD): - Rs.12,00,000/- Type of possession: - Physical | Rs. 1746008/- is due and payable by you under Agreement no. TCHHL0724000100184490 and an amount of Rs. 205882/- is due and payable by you under Agreement no. TCHIN0274000100279972 and an amount of Rs. 34291/- is due and payable by you under Agreement no. TCHIN0274000100184490 totaling to Rs. 2036181/- 27-12-2025 |

**Description of the Immovable Property:** All the rights, piece & 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. 120, whose area is 738.00 Sq. mtrs. of T.P. Scheme No. 1 with City survey no. 636 and 631/ Block no. 449, Moje Village: Bil, Taluka: Vadodara, Registration Sub-District and District: Vadodara, Gujarat. The property is bounded as follows: **East :- By Flat no. B-306 after Margin Space, West :- By Flat no. B-302 after passage.**

| 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   |
|---------|---|---|---|--|---|
| 6       | TCHHL0274000100211145 & TCHIN0274000100211145 | SUNIL G CHUDASAMA KAMINIBEN CHUDASAMA   | Rs. 307,3477/- is due and payable by you under loan account No. TCHHL0274000100211145 and an amount of Rs. 193,764/- is due and payable by you under loan account No. TCHIN0274000100211145, totaling to Rs. 3267251/- 08-01-2025 | Rs. 26,00,000/- Earnest Money Deposit (EMD): - Rs.26,00,000/- Type of possession: - Physical | Rs. 223565/- is due and payable by you under Agreement no. TCHIN0274000100211145 and an amount of Rs. 345349/- is due and payable by you under Agreement no. TCHIN0274000100211145 totaling to Rs. 3676971/- 27-12-2025 |

**Description of the Immovable Property:** All the rights, piece & 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 7506 Sq. Mtrs. bearing Final plot no. 57, T.P. Scheme no. 27, Block/Survey no. 232 and 232/palki situated in moje village: Tandaji, 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.**

| 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        |
|---------|---------------|---|----------------------------|---|--------------------------|
| 7       | 9386686       | Mr. Pushkaraj Mohanlal Sharma, Mrs. Lilaben Pushkaraj 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 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 Push (Dev Heights)", Situate At Revenue Survey No. 17, T.P. Scheme No. 1, Final Plot No. 31/3, Admeasuring 157.33 Sq. Mts. Of Moje Village : Padra, Ta : Padra, Dist : Vadodara, Gujarat. **Bounded :- East :- Stair than after Flat No. 505, West :- Flat No. 503, North :- Open Land Of Mohanlal, South :- Flat No. 501.**