



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 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 23-04-2026 on "As is where is" and "As is what is" and "Whatever there is" and without any recourse basis for recovery of outstanding dues from mentioned Borrower and Co-Borrowers. The Reserve Price and the Earned 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 PM, on the said 23-04-2026. 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 22-04-2026 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.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 1 for Mr. NARSINGH R JOSHI, Mr. SUNITA NARSINGH JOSHI.

Description of the Immovable Property: All the rights piece & parcel of Immovable property bearing Flat No.204 having super built-up area of 972 square feet i.e. 90.30 square meters located on 2nd floor of Block-18D constructed on land bearing Revenue SURVEY NO. 1017/A of Moje Sachana, Taluka Viramgam, in the Registration Sub District Viramgam and District Ahmedabad in the project known as "AAGAM 99 RESIDENCY" PHASE-II together with undivided proportionate share measuring 62.71 square yards i.e. 52.44 square meters in all that non agricultural land measuring 28025 square meters bearing revenue survey no. 1017/A measuring 6880 square meters and survey no. 1017/B measuring 10624 square meters and survey no. 1017/C measuring 10521 square meters situate lying and being at Moje Sachana, Taluka Viramgam, in the Registration Sub District Viramgam and District Ahmedabad along with rights to use the common amenities and facilities in the said Project developed on the Larger Land. Bounded :- East :- Road, West :- Flat No. 18D-203, North :- Road and Block 18C, South :- Flat No. 18D-201.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 2 for VIKASKUMAR HIRALAL KUMAVAT, REKHA VIKASKUMAR KUMAVAT, BALVANTBHAI RAJIBHAI SOLANKI.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Sub Plot No. 16, Plot area measuring 39.60 Sq. Mtrs., Undivided Share of Road and Common Plot area measuring 35.83 Sq. Mtrs., total area measuring 75.43 Sq. Mtrs., and all internal and external rights thereto of the premises/scheme known as "AMBE PUJAN" constructed on non-agricultural land for residential and commercial purpose situated at Block / Revenue Survey No. 1777/2 total area measuring 0-23-27 Hec. Are. Sq. Mtrs., City Survey No. NA1777/2, as per city survey area measuring 2327.00 Sq. Mtrs., of Moje - Chikhodra, Sub District - Anand, District - Anand. Bounded As Follows :- East By :- Sub Plot No. 17 Shared wall, West By :- Sub Plot No. 15 Shared wall, North By :- Survey No- 1777/1, South By :- Society Road.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 3 for SUNIL G CHUDASAMA, KAMINIBEN SUNILBHAI CHUDASAMA.

Description of the Immovable Property: All the rights, piece & parcel of the residential property bearing Flat No. 1-103 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 'Aksar Vandan', constructed on non-agricultural land meant for residential and commercial purpose measuring 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

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 4 for MRS. VIMALABEN PUVAR, MR. SURESHKUMAR PRABHATSIKH PUVAR, MR. JAYESHKUMAR PRABHATSIKH PUVAR.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 139-A measuring 48 Sq. Mtrs. i.e. 516.48 Sq. Ft. and built up area 28 Sq. Mtrs. i.e. 301.28 Sq. Ft. located in the Premises known as "VRISHTI RESIDENCY" bearing Revenue Survey number 1638, Moje: Kanjan, Taluka: Haliol, Sub District: Haliol, District: panchmahal, Gujarat. Bounded as Follows :- East :- By 6 Mtr. Wide Road, West :- By the land of house number 124 B, North :- By the land of house no. 138 B, South :- By the land of house no. 139 B.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 5 for Mr. Pushkarraj Mohanlal Sharma, Mrs. Lilaben Pushkarraj Sharma.

Description of the Immovable Property: All That Piece & Parcel Of Immovable Property Bearing Flat No. 504, On The 5th Floor Admeasuring 93.87 Sq. Meters, Along With adm. 12.38 Sq. Meters Undivided Share Proportionate Share In The Underneath Land Of The Building And All Internal And External Rights Thereto Of The Premises/Campus Known As "Omkar Pushp (Dev Heights)", Situate at Revenue Survey No. 17, T.P. Scheme No. 1, Final Plot No. 31/3, Admeasuring 1579.33 Sq. Mts. of Moje Village - Padra, Ta : Padra, Dist : Vadodra. Bounded :- East :- Stair than after Flat No. 505, West :- Flat No. 503, North :- Open Land Of Mohanbhai, South :- Flat No. 501

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 6 for MR. HARPALSINH BHAVSANGBHAI MORI, MRS. HIRALBEN HARPALSINH MORI.

Description of the Immovable Property: All the rights, piece & parcel of Immovable Commercial property consisting of the Office No. 7 With area measuring 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.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 7 for MR. RAJESH MANGALGAR GOSWAMI, MRS. MUKTABEN RAJESHGAR GOSWAMI.

Description of the Immovable Property: All the rights, piece & parcel of Immovable 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. 45.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 8 for MR. HITESHKUMAR PANCHABHAI DESAI, MRS. BHAVNABEN HITESHKUMAR RABARI.

Description of the Immovable Property: All the rights, piece & parcel of Immovable 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 Hanhar Mahadev Temple Road which is situated on East of Patan-Da 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.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 9 for PRITESHBHAI RAJANIKANTBHAI NAYAK, ASHABEN PRITESHKUMAR NAYAK.

Description of the Immovable Property: All the rights, piece & parcel of Immovable 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.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 10 for SUMITKUMAR SUNILBHAI HARVANI, VIDHYABEN GOVINDBHAI HARVANI, RAMCHAND HARVANI.

Description of the Immovable Property: All rights piece and parcel of the immovable residential property bearing Tenement No. 10 (Plot No. 20 as given by Society) admeasuring 141.88 Sq. Mtrs with built up area on Ground floor and First Floor 56.72 Sq. Mtrs each, applicable Margin area 85.16 Sq. Mtrs is located in the Premises known as Tinupat Nagar Which is Situated on Division 'A' of Final Plot no. 84 admeasuring 22434.00 Sq. Mtrs, T.P. Scheme no. 1, Sheet no. 72, City Survey no. 2872/B/7, Revenue Survey no. 1253 paik falling within the boundary limits of Moje: Siddhpur, Sub Registrar: Siddhpur, District: Patan, Gujarat. Bounded As Follows: North :- By Plot No. 21 as given by Society, South :- By Plot No. 19 as given by Society, East :- By Plot No. 30 as given by Society, West :- By Society's Internal Road.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 11 for Mr. RONAK HARIHAI CHAUDHARI, Mrs. ANKITAABEN RONAKBHAI CHAUDHARI.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. B/12 (B/12) in building No. "B" of which as built up area admeasuring 53.60 Sq. Mtrs., Sanction No. 1/11/4/19/26 sanctioned from Mehsana Nagar Palika, along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SAIKRUPA 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. 986/03/313/56 Flat, West :- City Survey No. 986/03/315/60 Flat North :- City Survey No. 986/03/311/56 Flat, South :- Open Land.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 12 for MR. DILSUKHBHAI LALJIHAI CHAPANERA, MRS. PARULBEN DILSUKHBHAI CHAPANERA.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 301 on third floor having built up area of 57.43 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: Maadhpar, 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.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 13 for MR. SAMIR BANSHORI GHATA, SHREE HANDICRAFT MRS. SEEMA SAMIR GHATA.

Description of the Immovable Property: All the rights, piece & parcel of Immovable 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/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.

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 14 for MR. MAHESHPARI CHHAGANPARI GOSAI, MRS. MINABEN MAHESHPARI GOSAI.

Description of the Immovable Property: All that rights, Piece and Parcel of Immovable 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/multiplot building known as "Yasundhara 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

Table with 5 columns: Sr. No., Loan A/c. No., Name of Borrower(s) / Co-borrower(s) / Legal Representative(s) / Guarantor(s), Date of Demand Notice, Reserve Price, Outstanding as on. Includes entry 15 for NITINBHAI BABUBHAI DODIYA, JALPABEN NITINBHAI DODIYA.

Description of the Immovable 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.

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 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 23-04-2026 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 bid, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earned Money as mentioned above by way of a Demand Draft favouring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 16-04-2026 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 is 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, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad-500062. Email ID :- contact@auctionbazaar.com/support@auctionbazaar.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com. Authorised Officer Mobile No 9588939996. Please send your query on WhatsApp Number - 9599078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website https://surl.li/cjgxyi 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. Sd/- Authorized Officer Tata Capital Housing Finance Ltd. Place:- Ahmedabad | Date :- 06-04-2026

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