FINANCIAL EXPRESS

1 No. 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 20-05-2025 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 20-05-2025. 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 19-05-2025 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/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below; Name of Borrower(s)/Co-borrower(s) Sr. Loan A/c. Earnest Type of Amount as per Reserve Legal Heir(s)/Legal Representative/ Outstanding as on No. **Demand Notice** Money possession No. Price Guarantor(s) Rs. 4935898 /- (Rupees Forty Nine Lakh Rs. 266371/- (Rupees Two Lakh Sixty TCHHF02 Mr. MEHUL SANJAY PARIKH Rs. Rs. Physical Thirty Five Thousand Eight Hundred Ninety Six Thousand Three Hundred Seventy One 69000100 31,50,000/-15.000/-060842 & Eight Only) is due and payable by you under Mrs. KHEVANA MEHUL PARIKH Only) is due and payable by you under (Rupees (Rupees Agreement no. TCHIN0269000100060987 and an amount of Rs. 6833548/- (Rupees Sixty Eight Lakh Thirty Three Thousand We loan account No. TCHHF0269000100060842 TCHIN02 Three Thirty One 69000100 and an amount of Rs. 742089/- (Rupees Lakh Fifty Lakh Sixty Eight Lakh Thirty Three Thousand 060987 & Seven Lakh Forty Two Thousand Eighty Nine Thousand Fifteen Five Hundred Forty Eight Only) is due and 13. TCHHF02 Only) is due and payable by you under loan Thousand Only) payable by you under Agreement no. account No. TCHHF0269000100065834 69000100 Only) TCHHF0269000100060842 and an 065834 and an amount of Rs. 170858/- (Rupees amount of Rs. 1048832/- (Rupees Ten Lakh One Lakh Seventy Thousand Eight Hundred Fifty Eight Only) is due and Forty Eight Thousand Eight Hundred Thirty payable by you under loan account No. TCHIN0269000100060987 totaling to Two Only) is due and payable by you under Agreement no. TCHHF0269000100065834 Rs. 5848845/- (Rupees Fifty Eight Lakh totalling to Rs. 8148751/- (Rupees Eighty Forty Eight Thousand Eight Hundred One Lakh Forty Eight Thousand Seven Forty Five Only) ---- 11-01-2023 Hundred Fifty One Only) ---- 25-04-2025 Description of the Immovable Property: All that rights, piece & parcel of Immovable 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. NADHANA/GNR/Sa-Co/9905/2016 dated 23-03-2016 in G.I.D.C Electronics Estate, Sector 25, situate, lying and being at Mouje; 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. MR. PANKAJ MOHANBHAI Rs. 2,62,504 /- (Rupees Two Lakhs Sixty Rs. 3466983/- (Rupees Thirty Four Lakh Sixty 2. TCHHF02 Physical KHADPE 69000100 Two Thousand Five Hundred and Four Only) Six Thousand Nine Hundred Eighty Three 32,50,000/-3,25,000/-060821 & MRS. POOJABEN is due and payable by you under Agreement Only) is due and payable by you under (Rupees (Rupees TCHIN02 PANKAJBHAI KHADPE no. TCHHF0269000100065833 and an Agreement no. TCHHF0269000100060821 Thirty Two Three 69000100 amount of Rs. 1,67,710/- (Rupees One and an amount of Rs. 437161/- (Rupees Lakh Fifty Lakh 060988 & Four Lakh Thirty Seven Thousand One Lakhs Sixty Seven Thousand Seven Hundred Thousand Twenty TCHHF02 and Ten Only) is due and payable by you under Hundred Sixty One Only) is due and Five 69000100 Agreement no. TCHIN0269000100060988 payable by you under Agreement no. Thousand 065833 TCHHF0269000100065833 and an and an amount of Rs. 28,91,479/- (Rupees Only) Twenty Eight Lakhs Ninety One Thousand amount of Rs. 214933/- (Rupees Two Lakh Four Hundred and Seventy Nine Only) is Fourteen Thousand Nine Hundred Thirty due and payable by you under Agreement Three Only) is due and payable by you under no. TCHHF0269000100060821.Totalling Agreement no. TCHIN0269000100060988 to Rs. 33,21,693 /- (Rupees Thirty Three totalling to Rs. 4119077/- (Rupees Forty One Lakh Nineteen Thousand Seventy Lakhs Twenty One Thousand Six Hundred and Ninety Three Only) ---- 06-01-2024 Seven Only) ---- 25-04-2025 Description of the Immovable Property: All the rights, piece & parcel of Immovable 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 over allotted parking in the scheme known as "GOLDEN ARCADE" constructed on Leasehold Plot No. C/14 of Non Agricultural Land for Commercial purpo 9485.22 Sq. Meters in G.I.D.C. Electronics Estate, Sector-25 situate, lying and being at Mouje Gandhinagar Township, Taluka Gandhinagar in the Registration District and Sub District | De Gandhinagar Bounded: - East: - Wide Passage West: - Shop No. 62 North: - Shop No. 57 South: Shop No. 55 PRIYANKAKUVAR RATHOD Rs. 59,43,399/- (Rupees Fifty Nine Lakh Rs. 7284317/- (Rupees Seventy Two TCHHL06 Physical 42000100 PUSHPENDRASINGH Forty Three Thousand Three Hundred 55,00,000/-5,50,000/-Lakh Eighty Four Thousand Three 089375 DEVISINGH RATHORE (Rupees (Rupees Fifty Ninety Nine Only) ---- 06-01-2024 Hundred Seventeen Only) Five Lakh --- 25-04-2025 Five Lakh Fifty Only) Thousand Only) Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat No.702 on the Seventh Floor admeasuring 140 Sq. Yards i.e., 117.05 Sq. Mtrs. As per Super Built-up Area in the scheme known as "GULAB TOWER" of GULAB TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED, situated on the land bearing Survey No. 66 Hissa No. 2, T.P. Scheme no. 2, Final Plot No.41 Paiki, situate, lying and being at MOUJE: THALTEJ, Taluka: Ghatlodia, Old Taluka: Ahmedabad City (West) in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal). Bounded :- East :- Flat No. 703, West :- Flat No. 701, North :- Common Passage, South :- Road Rs. 8.32.436/- (Rupees Eight Lakh Thirty Rs. 4.90.000/- Rs.49.000/- Physical Rs. 1032351/- (Rupees Ten Lakh Thirty 4. 10019497 MR. JAYESH JAYANTILAL DATANIYA Two Thousand Three Hundred Fifty One Two Thousand Four Hundred Thirty Six (Rupees Four Rupees MRS. SAROJBEN DATANIYA Only) ---- 20-12-2023 Lakh Ninety | Forty Nine Only) ---- 25-04-2025 Thousand Thousand Only) Only) 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 (Aslali), District: Ahmedabad of Gujarat. Bounded: - East: - Block No. C. West: - Flat No. B - 406. North: - Flat No. B - 402. South: - Flat No. B - 404 5. 9993271 Mr. NARESHBHAI JAYANTIBHAI Rs. 4.85.785/-Rs.4,40,000/- Rs.44,000/- Physical Rs. 813298/- (Rupees Eight Lakh DATANIYA Thirteen Thousand Two Hundred Ninety (Rupees Four (Rupees Mrs. JAYSHREEBEN DATANIYA 20-06-2023 Eight Only) ---- 25-04-2025 Lakh Forty Forty Four Thousand Thousand Only) 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. 495.00 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", constricted 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(Aslali), District: Ahmedabad of Gujarat. Bounded:-East:-Block no C West:-Flat no B-405 North:-Flat no B-403 South:-Block no A Mr. VAIBHAV BIRENDRA SINHA Rs.10.03,379/- (Rupees Ten Lakh Three Rs. 3,60,000/- Rs.36,000/- Physical Rs. 1225506/- (Rupees Twelve Lakh Mr. BIRENDRA Thousand Three Hundred Seventy Nine (Rupees Three) (Rupees Twenty Five Thousand Five Hundred Six JOGESHCHANDRA SINHA Thirty Six Only) ---- 25-04-2025 Only) ---- 16-01-2024 Lakh Sixty Thousand Thousand Only) Description of the Immovable Property: All that piece and parcel of the All the rights, piece & parcel of Immovable property bearing Flat No. 101 having super built-up area of 972 square feet i.e. 90.30 square meters located on 1st floor of Block- 9F constructed on land bearing revenue Survey no. 1017/C 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 admeasuring 48.39 square yards i.e. 40.46 square meters in all that nonagricultural land admeasuring 28025 square meters bearing revenue survey no. 1017/A admeasuring 6880 square meters and survey no. 1017/B admeasuring 10624 square meters and survey no. 1017/C admeasuring 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 and block 9A West :- Flat No. 9F-102, North :- Flat No. 9F-104, South :- Road 9038195 Mrs. SUMITRABEN KODARBHAI Rs. 15,36,255/- (Rupees Fifteen Lakh Thirty Rs. Physical Rs. 785832/- (Rupees Seven Lakh Eighty PATEL Six Thousand Two Hundred Fifty Five Only) 30.00.000/-3.00.000/-Five Thousand Eight Hundred Thirty Two Only) 9041120 Mr. NARANBHAI HIRABHAI is due and payable by you under Agreement is due and payable by you under Agreement (Rupees (Rupees PATEL Three no. 9038195 and an amount of Rs. 3,51,778/-Thirty Lakh no. 9041120 and an amount of Rs. 1967240/-(Rupees Three Lakh Fifty One Thousand (Rupees Nineteen Lakh Sixty Seven Thousand Lakh Only) Only) Seven Hundred Seventy Eight Only) is due Two Hundred Forty Only) is due and payable and payable by you under Agreement no. by you under Agreement no. 9038195 9041120 totalling to Rs.18,88,033/- (Rupees totalling to Rs. 2753072/- (Rupees Eighteen Lakh Eighty Eight Thousand Twenty Seven Lakh Fifty Three Thousand Thirty Three Only) ---- 29-06-2019 Seventy Two Only) ---- 25-04-2025 Description of the Immovable Property: All that piece and parcel of the 2-Shiv Shakti Park, Near Sangam Society, Sangodpura Road, Jitodya, Anand- 388001 Bounded:- East : Sangam Society West: - Approach Road North: - Plot No.1 South: - Plot No.3 Note: - SA filed by the Borrower against TCHFL (SA/427/2024) is pending before DRT II. 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. 8. 9386686 Mr. Pushkarraj Mohanlal Sharma. Rs. 11,00,000/- Rs.1,10,000/- Physical Rs. 2674132/- (Rupees Twenty Six Lakh Rs. 14,26,194/-Mrs. Lilaben Pushkarraj Sharma Seventy Four Thousand One Hundred ---- 02-06-2021 (Rupees One Eleven Lakh Thirty Two Only) ---- 25-04-2025 Lakh Ten Thousand Only) Only) 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 9. 10400756 LATE KUNAL HARISHBHAI Rs. 8,11,294/- (Rupees Eight Lakh Rs. 5,90,000/- Rs.59,000/- Physical Rs. 1100992/- (Rupees Eleven Lakh THAKKER (DECAESED) Eleven Thousand Two Hundred Ninety (Rupees Five | (Rupees Nine Hundred Ninety Two Only) Through all its Legal Heirs Lakh Ninety | Fifty Nine Four Only) ---- 05-12-2023 ---- 25-04-2025 MS. NITABEN HARESHBHAI Thousand Thousand THAKKAR Only) 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: Varsamedi, Taluka: Anjar, District: Kachchh, Gujarat. Bounded:- East:- By NOTE: The E-auction of the properties will take place through portal https://auctionbazaar.com on 20-05-2025 between 2:00 PM to 3:00 PM with limited extension of 5 minutes each. Common Plot-A West: - By 7.50 mtr Internal Road North: - By Sub Plot no. 17-B South: - By Sub Plot no. 16-B 10. TCHHL06 MR. ASHISHKUMAR Rs. 2346429/- (Rupees Twenty Three Lakh. Physical Rs. 2960233/- (Rupees Twenty Nine Lakh Rs.

ir.	Loan A/c. No	Name of Borrower(s)/Co-borrower(s) Legal Heir(s)/Legal Representative / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession	Outstanding as on			
2.	9960289 & 103470 32 & 1066 9741 & TCHIN02 59L0000 100157794	MR. DILSUKHBHAI LALJIBHAI CHAPANERA MRS. PARULBEN DILSUKHBHAI CHAPANERA	Rs. 10,82,831/- (Rupees Ten Lakhs Eighty Two Thousand Eight Hundred and Thirty One Only) is due and payable by you under the loan account number 9960289 and an amount of Rs. 3,86,824/- (Rupees Three Lakh Eighty Six Thousand Eight Hundred and Twenty Four Only) is due and payable by you under the loan account number TCHIN0259L0000100157794 and an amount of Rs. 1,96,718/- (Rupees One Lakhs Ninety Six Thousand Seven Hundred and Eighteen Only) is due and payable by you under the loan account number 10669741 and an amount of Rs.3,78,359/- (Rupees Three Lakhs Seventy Eight Thousand Three Hundred Fifty Nine Only) is due and payable by you under the loan account number 10347032 i.e totaling to an amount of Rs. 20,44,732 /- (Rupees Twenty Lakhs Fourty Four Thousand Seven Hundred and Thirty Two Only) 19-12-2023	Rs. 14,25,000/- (Rupees Fourteen Lakh Twenty Five Thousand Only)	Rs. 1,42,500/- (Rupees One Lakh Forty Two Thousand Five Hundred Only)	Physical	Rs. 473279/- (Rupees Four Lakh Seventy Three Thousand Two Hundred Seventy Nine Only) is due and payable by you under Agreement no. TCHIN0259LO000100167794 and an amount of Rs. 1316435/- (Rupees Thirteen Lakh Sixteen Thousand Four Hundred Thirty Five Only) is due and payable by you under Agreement no. 9960289 and an amount of Rs. 254602/- (Rupees Two Lakh Fifty Four Thousand Six Hundred Two Only) is due and payable by you under Agreement no. 10669741 and an amount of Rs. 461820/- (Rupees Four Lakh Sixty One Thousand Eight Hundred Twenty Only) is due and payable by you under Agreement no. 10347032 totalling to Rs. 2506136/- (Rupees Twenty Five Lakh Six Thousand One Hundred Thirty Six Only) 25-04-2025			
3.	28 Sq. Mtrs	in the Premises/Building known as	"Jinam Appartment" on the land admeasu	ring 268.50 Sq.	Mtrs of Plo	no. 75 adm	up area of 57.13 Sq. Mtrs and carpet area of neasuring 113.75 Sq. Mtrs and Plot no. 76 Margin Space and afterwards 9.00 Mtr Road			
Ve 3,	st:-By Lift, 10058754 & 10693730 & 9145040	Passage, Stairs, North:-By Margin Sp MRS. PRABHABEN RAMESHBHAI ZALA MR. RAMESHBHAI GHUSHABHAI ZALA	Rs. 348413/- (Rupees Three Lakh Forty Eight Thousand Four Hundred Thirteen Only) is due and payable by you under loan account No. 9145040 and an amount of Rs. 186762/- (Rupees One Lakh Eighty Six Thousand Seven Hundred Sixty Two Only) is due and payable by you under loan account No. 10693730 and an amount of Rs. 378894/- (Rupees Three Lakh Seventy Eight Thousand Eight Hundred Ninety Four Only) is due and payable by you under loan account No. 10058754, totaling to Rs. 914069/- (Rupees Nine Lakh Fourteen Thousand Sixty Nine Only) 20-07-2023	Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only)	Rs. 75,000/- (Rupees Seventy Five Thousand Only)	Physical	Rs. 499891/- (Rupees Four Lakh Ninety Nine Thousand Eight Hundred Ninety One Only) is due and payable by you under Agreement no. 10058754 and an amount of Rs. 238758/- (Rupees Two Lakh Thirty Eight Thousand Seven Hundred Fifty Eight Only) is due and payable by you under Agreement no. 10693730 and an amount of Rs. 443854/- (Rupees Four Lakh Forty Three Thousand Eight Hundred Fifty Four Only) is due and payable by you under Agreement no. 9145040 totalling to Rs. 1182503/- (Rupees Eleven Lakh Eighty Two Thousand Five Hundred Three Only) 25-04-2025			
inc	livided shar	e proportionate share in the undernea	th land and all internal and external rights ti	hereto of the pre	emises/camp	us known as	rea Land admeasuring is 47-84 Sq. Mtrs of "ASHRAY APPARTMENT", constructed on			
iit.			Land Adm 125-0 Sq. Mtrs of "Surya Park" of the Gujarat Bounded: East: Margin West: Rs. 684587/- (Rupees Six Lakh Eighty Four Thousand Five Hundred Eighty Seven Only) is due and payable by you under loan account No. TCHHL0259000100112449 and an amount of Rs. 91074/- (Rupees Ninety One Thousand Seventy Four Only) is due and payable by you under loan account No. TCHIN0259000100179770 and an amount of Rs. 40831/- (Rupees Forty Thousand Eight Hundred Thirty One Only) is due and payable by you under loan account No. TCHIN0259000100112706, totaling to Rs. 816492/- (Rupees Eight Lakh Sixteen Thousand Four Hundred Ninety Two Only) 13-10-2023				y Vard no. 18, City Survey no. 2/B/8 Paikee, Other Property Rs. 877916/- (Rupees Eight Lakh Seventy Seven Thousand Nine Hundred Sixteen Only) is due and payable by you under Agreement no. TCHHL0259000100112449 and an amount of Rs. 56897/- (Rupees Fifty Six Thousand Eight Hundred Ninety Seven Only) is due and payable by you under Agreement no. TCHIN0259000100112706 and an amount of Rs. 146327/- (Rupees One Lakh Forty Six Thousand Three Hundred Twenty Seven Only) is due and payable by you under Agreement no. TCHIN0259000100179770 totalling to Rs. 1081140/- (Rupees Ten Lakh Eighty One Thousand One Hundred Forty Only) 25-04-2025			
o	uth:-ByBlo	The contract of the contract o	Rs. 852885/- (Rupees Eight Lakh Fifty Two Thousand Eight Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHHF0259000100065890 and an amount of Rs. 4440881/- (Rupees Forty Four Lakh Forty Thousand Eight Hundred Eighty One Only) is due and payable by you under Agreement no. 10668556 totalling to Rs. 5293766/- (Rupees Fifty Two Lakh Ninety Three Thousand Seven Hundred Sixty Six Only) 04-02-2022	Rs.	Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only)	Physical	Rs. 6999855/- (Rupees Sixty Nine Lakh Ninety Nine Thousand Eight Hundred Fifty Five Only) is due and payable by you under Agreement no. 10668556 and an amount of Rs. 1259332/- (Rupees Twelve Lakh Fifty Nine Thousand Three Hundred Thirty Two Only) is due and payable by you under Agreement no. TCHHF0259000100065890 totalling to Rs. 8259187/- (Rupees Eighty Two Lakh Fifty Nine Thousand One Hundred Eighty Seven Only) 25-04-2025			
er	race Adm. 4	2.26 Sq. Mtrs., undivided share propo	hts, piece & parcel of Immovable property be rtionate share in the underneath land of the	building and all	internal and	external right	rea admeasuring 62.17 Sq. Mtrs., along with is thereto of the premises/campus known as in municipal corporation of Rajkot City, Sub			
_			:- Other property West :- Common Road No Rs. 4049873/- (Rupees Forty Lakh Forty Nine Thousand Eight Hundred venty Three Only) is due and payable by you under loan account No. 10078861,	Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)	Rs.3.50,000- (Rupees Three Lakh Fifty Thousand Only)		Rs. 5754797/- (Rupees Fifty Seven Lakh Fifty Four Thousand Seven Hundred Ninety Seven Only) 25-04-2025			
Description of the Immovable Property: All the rights, piece & parcel of Immovable residential property bearing Flat no. 103, on 3rd floor, admeasuring 99.78 Sq. Mtrs., along with individed share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as 'Vardan Wing', Constructed on ion-agricultural and permission to construct building land of Plot no. 34 admeasuring 192.76 Sq. Mtrs. of Revenue Survey No. 287/2, Paiki bearing City Survey Ward No. 10 of Rajkot, of Registration and Sub Registration District Rajkot, Gujarat. Bounded as follows: East by: Applicable Plot no. 35 is located, measurement on that side is 40.00 West by: Stair, Lift and Passage, neasurement on that side is 41.00, North by: Plot no. 33 is located, measurement on that side is 41.00, North by: Plot no. 33 is located, measurement on that side is 47.6. Note: SA Filed by the Borrower against TCHFL (SA/648/2023) is pending before DRT II, Ahmedabad, No stay order is passed against TCHFL in the said case										
7.	10404626	MR. LAKHAN SURYAVANSHI MRS. RADHA DEVI	Rs. 9,44,904/- (Rupees Nine Lakh Forty Four Thousand Nine Hundred Four Only) 16-06-2023	Rs. 5,90,000/- (Rupees Five Lakh Ninety Thousand Only)	Rs.59,000/ - (Rupees Fifty Nine Thousand Only)	Physical	Rs. 1291695/- (Rupees Twelve Lakh Ninety One Thousand Six Hundred Ninety Five Only) 25-04-2025			
os our out ord ord	,10 Sq. Ft., pose compl hority vide o w as "Shri H ler no. JaVV en numbered	situated at Revenue Survey no. 20 F ying to the orders of Collector, Jamna order no. JaVVS/TEK/142/129/10/311 Hari Park-3"; out of these plots, open la 'S/TEK/V.5./A.P.168/S.P253/1068 da	Paiki 3, admeasuring 11331 Sq. Mtrs. This figar vide Order no. JMN/2/B.2/REG.no.104 dated 27/01/2011 had approved the layout pand, open plots of plot no. 22 to 24 were an ted 27/04/2018. Further complying to the sai	Revenue survey /10-11 dated 01 plan, follwing the nalgamated to S me order this ne	no. 20 has 1/03/2011 aft ise orders to single Plot nu w Plot no. 22	been convert or Chief Exe al 1 to 52 diff mbered '22' was again Si	d, admeasuring 52.50 Sq. Mts. i.e., approx. ted into Non Agricultural land for residential cutive officer, Jamnagar Area Development ferent plots were plotted on the land which is vide Jamnagar Area Development Authority ub Plotted into a total of 8 Sub plots and have st:- Plot no. 33 and 34 North:- Sub Plot no.			
-	10637957	MR. MAHESHPARI CHHAGANPARI GOSAI MRS. MINABEN MAHESHPARI GOSAI	Rs. 9,65,956/- (Rupees Nine Lakh Sixty Five Thousand Nine Hundred Fifty Six Only) 05-07-2023	Rs. 5,00,000/- (Rupees Five Lakh Only)	Rs.50,000/- (Rupees Fifty Thousand Only)	Physical	Rs. 1376823/- (Rupees Thirteen Lakh Seventy Six Thousand Eight Hundred Twenty Three Only) 25-04-2025			
es in i	der flat alon dential purp non agriculti	g with undivided and proportionate sha oose admeasuring approx. 1119.07 Sq ural land having permission to build bui	are in the underneath land of the premises/m Mtrs. The Plot nos. 42 to 52 (11 plots) were r Idings for residential purpose bearing Reven	ultiplex building nerged as a sing ue Survey no. 1	known as 'Va gle unit amon 40 Paiki 2 of r	asundhara A g many plots nouje: Vavdi,	ing built up area approx. 30.62 Sq. Mtrs. is a venue' situated on plot no. 42 to 52 meant for on land known as 'Balaji Green City' situated. Taluka: Rajkot City, Registration District and th: By Open to Sky Space and Margin Space Rs. 4159632/- (Rupees Forty One Lakh Fifty Nine Thousand Six Hundred Thirty Two Only) 25-04-2025			
dr ha caj C	neasuring 1 re proportio d for Commi kot, District: arpet area 1 ollows:- Nor	0.12 Sq. Mtrs., Shop no 4 carpet area nate share in the underneath land of the ercial & residential use bearing Reven Rajkot of Gujarat. Shop no 3 Carpet ar 0-00 sq. mt. bounded as follows:- Nort th by: Shop No. 6 South by: Shop No.	admeasuring 10.00 Sq. Mtrs., Shop no 5 ca ne building and all internal and external rights ue Survey No. 489, Plot No. 105, admeasur ea 10-22 sq. mt. bounded as follows: - North h by : Shop No. 5 South by : 25 Foot Road Ea 4 East by : Shop No. 3 and Parking West by :	rpet area adme thereto of the p ing 1036-3-0 So by: Parking Sou st by: Shop No. 40 Foot Road	asuring 09.0 remises kno a. Mtrs., Ward th by : 25 Foo 3 West by : 4	3 Sq. Mtrs., " wn as "AKAR I 16/2, C.S n of Road East 0 Foot Road	5, on Ground Floor Shop no 3 carpet area fotal Carpet area 29.25 Sq. Mtrs., undivided COMPLEX*, constricted on non-agriculture o 232/64 Situate atTaluka: City, Sub District: by: Shop No. 2 West by: Shop No. 4 Shop no Shop no 5 Carpet area 9-03 sq. mt. bounded			

	TILSIBHAI HIRANI (Co-borrower), Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-Borrower)		41-20000-0-33 464 104 54	Only)		
	tion of the Immovable Property: Schedu uring 10.12 Sq. Mtrs., Shop no 4 carpet area					
	oportionate share in the underneath land of the					
	Commercial & residential use bearing Reven					
	District: Rajkot of Gujarat. Shop no 3 Carpet ar					
4 Carpet	area 10-00 sq. mt. bounded as follows:- Nort	h by : Shop No. 5 South by : 25 Foot Road Ea	st by : Shop No	.3 West by: 4	0 Foot Road	Shop no 5 Carpet area 9-03 sq. mt. bounder

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:

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put 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 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 Inspection of the Immovable Property can be done on 13-05-2025 between 11 AM to 5.00 PM, with prior appointment.
 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, 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 arears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B. Uma Hyderabad House, Raibhavan 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 8588983696. Please send your guery on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website www.https://surl.li/zcynqq 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. Moie 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 | Place: - Ahmedabad Sd/- Authorised Officer

Rs.90,000/- Physical

.50,000/

(Rupees

One Lakh

Fifty

Thousand

Only)

(Rupees

Ninety

Thousand

15.00,000/-

(Rupees

Fifteen Lakh

Only)

9,00,000/-

Rupees Nine

Lakh Only)



Forty Six Thousand Four Hundred Twenty Nine

Only) is due and payable by you under loan

account No. TCHHL0628000100201238

and an amount of Rs. 115162/- (Rupees One

Lakh Fifteen Thousand One Hundred Sixty

Two Only) is due and payable by you under

Igan account No. TCHIN0628000100204201

totaling to Rs. 2461591/- (Rupees Twenty

Four Lakh Sixty One Thousand Five

Hundred Ninety One Only) ---- 13-11-2023

Mehsana, Guiarat, Bounded: - East: - Margin space, West: - House no. 102/1, North: - Plot No. 99 and margin space, South: - 6 mtr. Wide internal road

Rs. 10,80,379/-

17-01-2023

Description of the Immovable Property: All the rights, piece & parcel of Northern part of Immovable property bearing Plot No. 102/2, admeasuring 72.52 Sq. Mtrs having constructed

area of 30.03 Sq. Mtrs. on ground floor and 20.00 Sq. Mtrs. on first floor and margin space area of 42.49 Sq. Mtrs., Situated at premises known as Keshav Bunglow bearing Revenue

survey no. 461 declared as non-agricultural land on which plots have been provided for residential purpose of Mouje Village: Becharji sim, Registration Sub District: Bechraji & District

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 "SAIKRUPAAPPARTMENT", constructed on non-agricultural land for residential use bearing Survey No. 84/1, Situate at

PRAVINBHAI RAVAL

MRS. PAYALBEN RAVAL

Mr. RONAK HARIBHAI

CHAUDHARI, Mrs. ANKITABEN

RONAKBHAI CHAUDHARI

North: - City Survey No. 986/03/311/56 Flat South: - Open Land

28000100

201238 &

TCHIN06

28000100

204201

11. 10089919



Date :- 03-05-2025

Sixty Thousand Two Hundred Thirty Three Only)

is due and payable by you under Agreement

no. TCHHL0628000100201238 and an

amount of Rs.143667/- (Rupees One Lakh-

Forty Three Thousand Six Hundred Sixty

Seven Only) is due and payable by you under

Agreement no. TCHIN0628000100204201

totalling to Rs. 3103900/- (Rupees Thirty

One Lakh Three Thousand Nine

Hundred Only) ---- 25-04-2025

Rs. 1647674/- (Rupees Sixteen Lakh

Forty Seven Thousand Six Hundred

Seventy Four Only) ---- 25-04-2025



Tata Capital Housing Finance Ltd.

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