

<div style="text-align: center;">    <b>TATA CAPITAL HOUSING FINANCE LIMITED</b> </div> <p>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 &amp; HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009.</p>							
<p style="text-align: center;"><b>NOTICE FOR SALE OF IMMOVABLE PROPERTY</b>  (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)</p> <p>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</p> <p>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 <b>20-05-2025</b> on "As is where is" &amp; "As is what is" &amp; "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 <b>20-05-2025</b>. 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 <b>19-05-2025</b> till 5.00 P.M at Branch address <b>TATA CAPITAL HOUSING FINANCE LIMITED</b>, 4th Floor, Capital One Building, Between HDFC House &amp; HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat-380009.</p> <p>The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below :</p>							
Sr. No.	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
1.	TCHHF02 69000100 060842 & TCHIN02 69000100 060987 & TCHHF02 69000100 065834	<b>Mr. MEHUL SANJAY PARIKH</b>  <b>Mrs. KHEVANA MEHUL PARIKH</b>	Rs. 4935898 /- (Rupees Forty Nine Lakh Thirty Five Thousand Eight Hundred Ninety Eight Only) is due and payable by you under loan account No. TCHHF0269000100060842 and an amount of Rs. 742089/- (Rupees Seven Lakh Forty Two Thousand Eighty Nine Only) is due and payable by you under loan account No. TCHHF0269000100065834 and an amount of Rs. 170858/- (Rupees One Lakh Seventy Thousand Eight Hundred Fifty Eight Only) is due and payable by you under loan account No. TCHIN0269000100060987 totalling to Rs. 5848845/- (Rupees Fifty Eight Lakh Forty Eight Thousand Eight Hundred Forty Five Only) ----- 11-01-2023	Rs. 31,50,000/- (Rupees Thirty One Lakh Fifty Thousand Only)	Rs. 3,15,000/- (Rupees Three Lakh Fifteen Thousand Only)	Physical	Rs. 266371/- ( Rupees Two Lakh Sixty Six Thousand Three Hundred Seventy One Only) is due and payable by you under Agreement No. TCHIN0269000100060987 and an amount of Rs. 6633548/- ( Rupees Sixty Eight Lakh Thirty Three Thousand Five Hundred Forty Eight Only) is due and payable by you under Agreement No. TCHHF0269000100060842 and an amount of Rs. 1048832/- (Rupees Ten Lakh Forty Eight Thousand Eight Hundred Thirty Two Only) is due and payable by you under Agreement No. TCHHF0269000100065834 totalling to Rs. 8148751/- (Rupees Eighty One Lakh Forty Eight Thousand Seven Hundred Fifty One Only) ----- 25-04-2025
<p><b>Description of the Immovable Property :</b> All that rights, piece &amp; parcel of Immovable property bearing Shop/Unit No. 89 (known as FF 89) (As per plan, Block-C &amp; 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. NADHANNA/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: <b>Bounded - East :-</b> Shop No.88 <b>West :-</b> Shop No.90 <b>North :-</b> Open to Sky <b>South :-</b> Wide Passage.</p>							
2.	TCHHF02 69000100 060821 & TCHIN02 69000100 060988 & TCHHF02 69000100 065833	<b>MR. PANKAJ MOHANBHAI KHADPE</b> <b>MRS. POOJABEN PANKAJBHAI KHADPE</b>	Rs. 2,62,504 /- (Rupees Two Lakhs Sixty Two Thousand Five Hundred and Forty Only) is due and payable by you under Agreement No. TCHHF0269000100065833 and an amount of Rs. 1,67,710/- (Rupees One Lakhs Sixty Seven Thousand Seven Hundred and Ten Only) is due and payable by you under Agreement No. TCHIN0269000100060988 and an amount of Rs. 28,91,479/- (Rupees Twenty Eight Lakhs Ninety One Thousand Four Hundred and Seventy Nine Only) is due and payable by you under Agreement No. TCHHF0269000100060821 totalling to Rs. 33,21,693 /- (Rupees Thirty Three Lakhs Twenty One Thousand Six Hundred and Ninety Three Only) ----- 06-01-2024	Rs. 32,50,000/- (Rupees Thirty Two Lakh Fifty Thousand Only)	Rs. 3,25,000/- (Rupees Three Lakh Twenty Five Thousand Only)	Physical	Rs. 3466983/- (Rupees Thirty Four Lakh Sixty Six Thousand Nine Hundred Eighty Three Only) is due and payable by you under Agreement No. TCHHF0269000100060821 and an amount of Rs. 437161/- (Rupees Four Lakh Thirty Seven Thousand One Hundred Sixty One Only) is due and payable by you under Agreement No. TCHHF0269000100065833 and an amount of Rs. 219333/- (Rupees Two Lakh Fourteen Thousand Nine Hundred Thirty Three Only) is due and payable by you under Agreement No. TCHIN0269000100060988 totalling to Rs. 4119077/- (Rupees Forty One Lakh Nineteen Thousand Seventy Seven Only) ----- 25-04-2025
<p><b>Description of the Immovable Property :</b> All the rights, piece &amp; parcel of Immovable property bearing Commercial Property bearing Shop/Unit No. 56 (Known as GF 56) (As per Plan, Block-C &amp; D' Ground Floor, Shop Unit No. 4) 402.63 Sq. Feet. (Carpet area 324.52 sq. feet, i.e. 30.16 sq.mtrs, i.e. 37.42 Sq. Meters i.e. 44.75 Sq. Yards built up area along with proportionate undivided right in land admeasuring 54.88 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. 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: Gandhinagar <b>Bounded - East :-</b> Wide Passage <b>West :-</b> Shop No.62 <b>North :-</b> Shop No. 57 <b>South :-</b> Shop No. 55</p>							
3.	TCHHL06 42000100 089375	<b>PRİYANKAKUVAR RATHOD PUSHPKANDARSINGH DEVISINGH RATHORE</b>	Rs. 59,43,399/- (Rupees Fifty Nine Lakh Forty Three Thousand Three Hundred Ninety Nine Only) ----- 06-01-2024	Rs. 55,00,000/- (Rupees Fifty Five Lakh Only)	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)	Physical	Rs. 7284317/- ( Rupees Seventy Two Lakh Eighty Four Thousand Three Hundred Seventeen Only) ----- 25-04-2025
<p><b>Description of the Immovable Property :</b> All the piece &amp; 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: Ghatolad, Old Taluka: Ahmedabad City (West) in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal). <b>Bounded - East :-</b> Flat No. 703, <b>West :-</b> Flat No. 701, <b>North :-</b> Common Passage, <b>South :-</b> Road</p>							
4.	10019497	<b>MR. JAYESH JAYANTILAL DATANIYA</b> <b>MRS. SAROJIBEN DATANIYA</b>	Rs. 8,32,436/- (Rupees Eight Lakh Thirty Two Thousand Four Hundred Thirty Six Only) ----- 20-12-2023	Rs. 4,90,000/- (Rupees Four Lakh Ninety Thousand Only)	Rs.49,000/- (Rupees Forty Nine Thousand Only)	Physical	Rs. 1032351/- ( Rupees Ten Lakh Thirty Two Thousand Three Hundred Fifty One Only) ----- 25-04-2025
<p><b>Description of the Immovable Property :</b> All the rights, piece &amp; parcel of Immovable property bearing Flat No. 403 on 4th Floor in Block 'B' of which super built-up area admeasuring 495 Sq. Mtrs., 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., Paiki Situate at Moje Village : Lambha, Taluka: Vatva, Sub District: Ahmedabad-11 (Aslali), District: Ahmedabad of Gujarat. <b>Bounded - East :-</b> Block No. C <b>West :-</b> Flat No. B-405 <b>North :-</b> Flat No. B-402 <b>South :-</b> Flat No. B-404</p>							

Sr. 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
12.	9960289 & 103470 32 & 1066 9741 & TCHIN02 59L0000 10015794 <b>MR. DILSUKHBHAI LALJIBHAI CHAPANERA</b> <b>MRS. PARULBEN DILSUKHBHAI CHAPANERA</b>	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 TCHIN0259L000010015794 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 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. TCHIN0259L000010015794 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. 2508136/- (Rupees Twenty Five Lakh Six Thousand One Hundred Thirty Six Only) ----- 25-04-2025
<b>Description of the Immovable Property :</b> All That Piece and Parcel of Immovable Property Bearing Flat no. 301 on third floor having built up area of 57.13 Sq. Mtrs and carpet area of 43.28 Sq. Mtrs in the Premises/Building known as "Jinam Apartment" on the land admeasuring 288.50 Sq. admeasuring 154.75 Sq. Mtrs bearing Revenue Survey No. 55/3 of Village: Maadphar, Taluka: Rajkot, Gujarat. <b>Bounded :- East :-</b> By Margin Space and afterwards 9.00 Mtr Road <b>West :-</b> By Lift, Passage, Stairs, <b>North :-</b> By Margin Space and afterwards 9.00 Mtr Road, <b>South :-</b> By Flat no. 302.						
13.	10058754 & 10693730 & 9145040 <b>MRS. PRABHABEN RAMESHBHAI ZALA</b> <b>MR. RAMESHBHAI GHUSHABHAI ZALA</b>	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 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 Thirty Nine Only) ----- 25-04-2025
<b>Description of the Immovable Property :</b> All the rights, piece & parcel of Immovable property bearing Flat on Second Floor of which area Land admeasuring is 47.84 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "ASHRAY APARTMENT", constructed on non-agricultural land for Residential use Situated on Land Adm 125-0 Sq. Mtrs of "Surya Park" of Sub plot no. 8/2 of Plot no. 8, City Survey no. 18, City Survey no. 2/B/8 Paikae, Situated at Revenue Survey No. 55/8 Paikae 2 of Rajkot, Gujarat. <b>Bounded :- East :-</b> Margin <b>West :-</b> Other Property <b>North :-</b> Margin <b>South :-</b> Other Property						
14.	TCHHL02 59000100 112449 & TCHIN02 59000100 112706 & TCHIN02 59000100 179770 <b>MR. PRAVINBHAI BHIKHABHAI BEDAVA</b> <b>MRS. SANGITABEN PRAVINBHAI BEDAVA</b>	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	Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand Only)	Rs. 64,000/- (Rupees Sixty Four Thousand Only)	Physical	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
<b>Description of the Immovable Property :</b> All the rights, piece & parcel of Immovable property bearing Block no. 33, the land of this block on which the building construction has been done admeasures 54.34 Sq. Mtr. approx. located in the premises known as "Prince Residency", a land which is approved for building construction and is a non agricultural land, is a group of 90 plots approved as per building plan of layout plan comprising plot no. 1 paiki and 2 to 11 and 12 paiki, and 26 to 41, and 58 to 61 bearing revenue survey no. 95 paiki 1 of mouje village: Pipaliya, Taluka: Kotdasangani, Registration Sub District and District: Rajkot, Gujarat. <b>Bounded :- East :-</b> By Block no. 56 <b>West :-</b> By 7.50 Mtr Passage <b>North :-</b> By Block no. 34, <b>South :-</b> By Block no. 32.						
15.	10668556 & TCHHF02 59000100 065890 <b>MR. NANDAN MAHENDRABHAI RANPARA</b> <b>MR. CHINTAN MAHENDRABHAI RANPARA</b> <b>MRS. CHARMI NANDAN RANPARA</b> <b>MRS. CHETNA CHINTAN RANPARA</b> <b>MRS. VINABEN MAHENDRABHAI RANPARA</b>	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. 444088/- (Rupees Forty Four Lakh Forty Thousand Eight Hundred Eighty One Only) is due and payable by you under Agreement no. 10668556 totalling to Rs. 5293768/- (Rupees Fifty Two Lakh Ninety Three Thousand Seven Hundred Sixty Six Only) ----- 04-02-2022	Rs. 24,00,000/- (Rupees Twenty Four Lakh Only)	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
<b>Description of the Immovable Property :</b> All the rights, piece & parcel of Immovable property bearing Flat no. 401 on 4th Floor, buildup area admeasuring 62.17 Sq. Mtrs., along with Terrace Adm. 42.26 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHRI RAM PLAZA", constructed on non-agriculture land for residential use bearing Revenue Survey No. 287/2, Plot No. 52, Situate at in municipal corporation of Rajkot City, Sub District: & District: Rajkot of Gujarat. <b>Bounded :- East :-</b> Other property <b>West :-</b> Common Road <b>North :-</b> Shop Terrace <b>South :-</b> Passage						
16.	10078861 <b>MR. AJAYKUMAR HASHMUKHLAL FICHADIYA, MRS. SHILPABEN AJAYKUMAR FICHADIYA</b> <b>MR. SUSHILBHAI HASUBHAI FICHADIYA, MRS. DARSHNA SUSHILBHAI FICHADIA</b>	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 Three Lakh Fifty Lakh Only)	Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand Only)	Physical	Rs. 5754797/- (Rupees Fifty Seven Lakh Fifty Four Thousand Seven Hundred Ninety Seven Only) ----- 25-04-2025
<b>Description of the Immovable Property :</b> All the rights, piece & parcel of Immovable residential property bearing Flat no. 103, on 3rd floor, admeasuring 99.78 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 "Vardan Vign", Constructed on non-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, measurement on that side is 41.00, North by : Plot no. 33 is located, measurement on that side is 56.3, South by : margin Space and Passage, measurement on that side is 47.6 <b>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</b> <b>The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation</b>						
17.	10404626 <b>MR. LAKHAN SURYAVANSHI</b> <b>MRS. RADHA DEVI</b>	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.5,90,000/- (Rupees Fifty Nine Thousand Only)	Physical	Rs. 1291695/- (Rupees Twelve Lakh Ninety One Thousand Six Hundred Ninety Five Only) ----- 25-04-2025
<b>Description of the Immovable Property :</b> All the rights, piece & parcel of Immovable Open Plot No. 22, Sub-Plot No. 22/6 on N.A. Land, admeasuring 52.50 Sq. Mtrs. i.e., approx. 565.10 Sq. Ft., situated at Revenue Survey no. 20 Paiki 3, admeasuring 11331 Sq. Mtrs. This Revenue survey no. 20 has been converted into Non Agricultural land for residential purpose complying to the orders of Collector, Jamnagar vide order no. JMN/2/B/2/REG.no.104/10-11 dated 01/03/2011 after Chief Executive officer, Jamnagar Area Development Authority vide order no. JaVVS/TEK/142/129/10/311 dated 27/01/2011 had approved the layout plan, following these orders total 1 to 52 different plots were plotted on the land which is know as "Shri Hari Park-3"; out of these plots, open land, open plots of plot no. 22 to 24 were amalgamated to Single Plot numbered '22' vide Jamnagar Area Development Authority Order no. JaVVS/TEK/V.5/J.A.P.168/S.P.-253/1068 dated 27/04/2018. Further complying to the same order this new Plot no. 22 was again Sub Plotted into a total of 8 Sub plots and have been numbered as 22/1 to 22/8. Situated at Moje: Dared, TA: Jamnagar, Dist: Jamnagar of Gujarat. <b>Bounded :- East :-</b> 7.50 Mtr Road <b>West :-</b> Plot no. 33 and 34 <b>North :-</b> Sub Plot no. 22/7 <b>South :-</b> Sub Plot no. 22/5						
18.	10637957 <b>MR. MAHESHPARI CHHAGANPARI GOSAI</b> <b>MRS. MINABEN MAHESHPARI GOSAI</b>	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
<b>Description of the Immovable Property :</b> All that rights, Piece and Parcel of Immovable Property bearing Flat no. 402Z on Fourth Floor having built up area approx. 30.62 Sq. Mtrs. is a builder flat along with undivided and proportionate share in the underneath land of the premises/multiplex building known as "Vasundhara Avenue" situated on plot no. 42 to 52 meant for residential purpose admeasuring approx. 1119.07 Sq. Mtrs. The Plot nos. 42 to 52 (11 plots) were merged as a single unit among many plots on land known as 'Balaji Group City' situated on non agricultural land having permission to build buildings for residential purpose bearing Revenue Survey no. 140 Paiki 2 of mouje: Vadi, Taluka: Rajkot City, Registration District and Sub District: Rajkot, Gujarat. <b>Bounded :- East :-</b> By Common Passage and Flat no. 401 <b>West :-</b> By Flat no. 405 <b>North :-</b> By Flat no. 403, <b>South :-</b> By Open to Sky Space and Margin Space						
19.	10058970 <b>MR. DAYABHAI SHAMJIBHAI HIRANI (Borrower), Mrs. MUKTABEN DAYABHAI HIRANI (Co-Borrower), Mrs. BHAVNA TILSIBHAI HIRANI (Co-borrower), Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-Borrower)</b>	Rs. 19,08,737/- (Rupees Nineteen Lakh Eight Thousand Seven Hundred Thirty Seven Only) ----- 29-04-2021	Rs. 5,00,000/- (Rupees Five Lakh Only)	Rs.50,000/- (Rupees Fifty Thousand Only)	Physical	Rs. 4159632/- (Rupees Forty One Lakh Fifty Nine Thousand Six Hundred Thirty Two Only) ----- 25-04-2025
<b>Description of the Immovable Property : Schedule - A :</b> All the rights, piece & parcel of Immovable property bearing SHOP no. 3, 4 & 5, on Ground Floor Shop no. 3 carpet area admeasuring 10.12 Sq. Mtrs., Shop no. 4 carpet area admeasuring 10.00 Sq. Mtrs., Shop no. 5 carpet area admeasuring 09.03 Sq. Mtrs., Total Carpet area 29.25 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises known as "AKAR COMPLEX", constructed on non-agriculture land for Commercial & residential use bearing Revenue Survey No. 489, Plot No. 105, admeasuring 1036-3-0 Sq. Mtrs., Ward 16/2, C.S no 232/64 Situate at Taluka: City, Sub District: Rajkot, District: Rajkot of Gujarat. Shop no 3 Carpet area 10-22 sq. mt. bounded as follows:- North by: Parking South by: 25 Foot Road East by: Shop no. 2 West by: Shop no. 4 Shop no 4 Carpet area 10-00 sq. mt. bounded as follows:- North by: Shop No. 5 South by: 25 Foot Road East by: Shop No. 3 West by: 40 Foot Road Shop no 5 Carpet area 9-03 sq. mt. bounded as follows:- North by: Shop No. 6 South by: Shop No. 4 East by: Shop No. 3 and Parking West by: 40 Foot Road						
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: <b>NOTE :</b> The E-auction of the properties will take place through portal <a href="https://auctionbazaar.com">https://auctionbazaar.com</a> on <b>20-05-2025</b> between 2.00 PM to 3.00 PM with limited extension of 5 minutes each. <b>Terms and Condition :</b> 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. 7. Inspection of the Immovable Property can be done on <b>13-05-2025</b> 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 included 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 arises 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, Rajbhavan Road, Somajiguda, Hyderabad - 500082 Email Id: <a href="mailto:contact@auctionbazaar.com">contact@auctionbazaar.com</a> / <a href="mailto:support@auctionbazaar.com">support@auctionbazaar.com</a> or Manish Bansal, Email Id: <a href="mailto:Manish.Bansal@tatacapital.com">Manish.Bansal@tatacapital.com</a> Authorised Officer Mobile No 8586893696. 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 FAN 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 <a href="https://surl.li/czyngq">https://surl.li/czyngq</a> for the above details. 15. Kindly also visit the link <a href="https://www.tatacapital.com/property-disposal.html">https://www.tatacapital.com/property-disposal.html</a> <b>Please Note</b> - 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 :- 03-05-2025						Sd/- Authorised Officer Tata Capital Housing Finance Ltd.