No A/c. No borrower(s)Legal Heir(s) / Legal

1. 956171

Representative/ Guarantor(s)

Mr. HASMUKHKUMAR

**GOMATIDAS VAISHNAV** 

Mr. NARESHBHAI

JAYANTIBHAI DATANIYA.

Through all its Legal Heirs

MS. NITABEN HARESHBHAI

THAKKAR

MRS. MINABEN

MAHESHPARI GOSAI

Place:- Ahmedabad Date :- 10-02-2025

6. 9993271

Rs.456557/- ( Rupees Four Lakh Fifty Six

Physical Rs.475045/- (Rupees Four Lakh Seventy

Thousand Eight Hundred Seventy Four Only)

Physical Rs.6755085/- ( Rupees Sixty Seven Lakh

Forty Seven Thousand Seven

Hundred Twenty Only)

Rs.2866556/- ( Rupees Twenty Eight

**FINANCIAL EXPRESS** 



## TATA TATA CAPITAL HOUSING FINANCE LTD.

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 27-02-2025 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 27-02-2025. 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 25-02-2025 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

O/s as on

30-01-2025

Rs.2913778/- (Rupees

Twenty Nine Lakh

15. 9960289 &

16. 10058754 &

18. 10668556

Rs.782175/- (Rupees

MR. NANDAN

SURYAVANSHI

MRS. RADHA DEVI

TCHHL06 MR. ASHISHKUMAR

Type of

possession

Physical

Money

Rs. 1,99,000 /-

(Rupees One Lakh

The sale of the Secured Asset/Immovable Property will be on "as is where condition is" as per brief particulars described herein below: Loan Name of Borrower(s) / Co-Amount as per Reserve Earnest

**Demand Notice** 

Rs. 22,06,718/- (Rupees Twenty

Two Lakh Six Thousand Seven

	HASMUKHKUMAR VAISHNAV	27-06-2023	Thousand Only)	Only)	Hundred Seventy Eight Only)
Super Bui rights ther admeasur Ahmedab	on of the Immovable Property: All the ldup area admeasuring 109.75 Sq. Mtrs., reto of the premises/campus known as "5 ring H. aare. 1-26-47 Sq. Mtrs., having T.P. ad of Gujarat. Bounded: - East: - Flat no A- SA filed by the Borrower against TCHFL (S.	along with 29.53 Sq. Mtrs., undivi SURFACE PARADISE", constrict Scheme No. 104, Final Plot no 16 103, West:- Block H, North:- Soci	ded share proportionate sh ed on non-agriculture land , Paiki Situate at Moje Villag ety, South :- Flat no A-101	are in the underneath land of the b for residential use bearing Reven e: Odhav, Taluka: Vatva, Sub Distr	uilding and all internal and external ue Survey No. 374, Khata no 142, ict: Ahmedabad-7 (Odhav), District:

Price

Rs. 19,90,000/- (Rupees

Nineteen Lakh Ninety

The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation

2. TCHHL06 420001001 48638 & TCHIN064 200010015 2635 & TCHHF06 420001001 58817	LATE MANESH SANTOSH SHASMAL Through its Legal Heirs:- MRS. ANIMA SASMAL W/O LATE MANESH SANTOSH SHASMAL MS. ANIMA SASMAL	Rs. 692443/- (Rupees Six Lakh Ninety Two Thousand Four Hundred Forty Three Only) is due and payable by you under loan account No.  TCHHL0642000100148638 and an amount of Rs. 513024/- (Rupees Five Lakh Thirteen Thousand Twenty Four Only) is due and payable by you under loan account No. TCHHF0642000100158817 and an amount of Rs. 75541/- (Rupees Seventy Five Thousand Five Hundred Forty One Only) is due and payable by you under loan account No.  TCHIN0642000100152635, totaling to Rs. 1281008/- (Rupees Twelve Lakh Eighty One Thousand Eight Only)	Rs. 11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only)	(Rupees One Lakh Fifteen	The state of the s	Rs.798264/- (Rupees Seven Lakh Ninety Eight Thousand Two Hundred Sixty Four Only) is due and payable by you under Agreement no. TCHHL0642000100148638 and an amount of Rs.159412/- (Rupees One Lakh Fifty Nine Thousand Four Hundred Twelve Only) is due and payable by you under Agreement no. TCHIN0642000100152635 and an amount of Rs.598184/- (Rupees Five Lakh Ninety Eight Thousand One Hundred Eighty Four Only) is due and payable by you under Agreement no. TCHHF0642000100158817 totalling to Rs.1555860/- (Rupees Fifteen Lakh Fifty Five Thousand Eight Hundred Sixty Only)
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up), on 2nd Floor of Block No. A1, with undivided right in the land admeasuring around 28.78 Sq. Mtrs., in the scheme known as "AKRUTI TOWNSHIP" situated on the land of Survey I 71/5/1, 71/5/2 &71/5/3 of Mouje/Village: Narol. More specific situated on the land of F. P. No. 81 of T. P. Scheme No. 57 of Mouje/Village: Narol, Taluka: Maninagar, in the Sub-Dist. a District: Ahmedabad-5 (Narol). Bounded :- East :- 25 Feet Road, West :- Compound Wall, North :- Flat No. A1/201, South :- Road

3. TCHHF02 690001000 60842 & TCHIN026 900010006 0987 & TCHHF02 690001000 65834	Mr. MEHUL SANJAY PARIKH. Mrs. KHEVANA MEHUL PARIKH	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 totaling to Rs. 5848845 /- (Rupees Fifty Eight Lakh Forty Eight Thousand Eight Hundred Forty Five Only)	Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)	Rs. 3,50,000 /- (Rupees Three Lakh Fifty Thousand Only)	Physical	Rs.254355/- (Rupees Two Lakh Fifty Four Thousand Three Hundred Fifty Five Only) is due and payable by you under Agreement no. TCHIN0269000100060987 and an amount of Rs.6603117/- (Rupees Sixty Six Lakh Three Thousand One Hundred Seventeen Only) is due and payable by you under Agreement no. TCHHF0269000100060842 and an amount of Rs.1003371/- (Rupees Ten Lakh Three Thousand Three Hundred Seventy One Only) is due and payable by you under Agreement no. TCHHF0269000100065834 totalling to Rs.7860843/- (Rupees Seventy Eight Lakh Sixty Thousand Eight Hundred Forty Three Only)
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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.

Ten Lakh Five Hundred
Thirty Only)
Thirty

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 9925381 MR. KHUSAL BHAVANLAL Rs. 6.11.411/- (Rupees Six Lakh Eleven Rs. 3.95.000/-Rs 39.500 /-

0. 00.	KHODIYAR MRS. KAVITA KHUSAL KHODIYAR	Thousand Four Hundred Eleven Only) 23-12-2019	(Rupees Three Lakh Ninety Five Thousand Only)	(Rupees Thirty Nine Thousand Five	, my droun	Eleven Lakh Sixty Eight Thousand Nine Hundred Sixty Nine Only)
Yd. Sout	th Side half part of Plot no. 29 admeas	piece & parcel of the said immovable property is a uring area 41.824 Sq. Mt. i.e. 50.2 Sq Yd. Located at., Bounded:- East:-Plot no. 60, West:- 6.10 Mt. I	l at Revenue Survey No	- 260/3 Total Admeasu	ring 20639	

Rs. 4,85,785/-

Mrs. JAYSHREEBEN 20-06-2023 Forty Thousand Thousand Only) Thousand One Hundred DATANIYA Seventy Five 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., Paiki Situate at Moje Village: Lambha, Taluka: Vatva, Sub

Rs. 4.40,000/-

Rs. 44.000 /-

(Rupees Four Lakh) (Rupees Forty Four

Physical

Physical Rs 755745/- ( Runees Seven Lakh Fifty

7.	9658347	Mr. VAIBHAV BIRENDRA SINHA Mr. BIRENDRA JOGESHCHANDRA SINHA		I I DOMESTIC AND A DATE OF THE PROPERTY OF THE	Rs. 58,000 /- (Rupees Fifty Eight Thousand Only)	Physical	Rs.1186782/- ( Rupees Eleven Lakh Eighty Six Thousand Seven Hundred Eighty Two Only
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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 8 9038195 8 Mrs. SUMITRABEN Rs. 15.36.255/- (Runees Fifteen Lakh Thirty Six

9041120	A P. A. Dr. A. Dr. Berner, S. S. S. B. A. Berner, S.	Thousand Two Hundred Fifty Five Only) is due and payable by you under Agreement no. 9038195 and an amount of Rs. 3,51,778/- (Rupees Three Lakh Fifty One Thousand Seven Hundred Seventy Eight Only) is due and payable by you under Agreement no. 9041120 totalling to Rs. 18,88,033/- (Rupees Eighteen Lakh Eighty Eight Thousand Thirty Three Only)	31,25,000/- (Rupees Thirty One Lakh Twenty Five Thousand Only)	3,12,500 /- (Rupees Three Lakh Twelve Thousand Five Hundred Only)	riyawa	Five Thousand Seven Hundred Forty Five Only) is due and payable by you under Agreement no. 9041120 and an amount of Rs.1899193/- (Rupees Eighteen Lakh Ninety Nine Thousand One Hundred Ninety Three Only) is due and payable by you under Agreement no. 9038195 totalling to Rs.2654938/- (Rupees Twenty Six Lakh Fifty Four Thousand Nine Hundred Thirty Eight Only)
Description of	the Immership Drennet	v: All that niene and narnel of the 2-SHIV SHAKTI PARK	MEADGAMGAM	COCIETY CA	NICODDIN	DADOAD HTODVA ANAMD 200004

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.

9.	10077460	GOPALAKRISHNAN ACHARYA MRS. SANTHA GOPALAKRISHNAN ACHARYA	***************************************	(Rupees Twenty Lakh Only)		Physical	Forty Nine Lakh Eighty Six Thousand One Hundred Nine Only)
De	scription of	the Immovable Property: All the r	ights, piece & parcel of Immovable property bearing	Plot No. A/16, Adm	easuring 1500.0	0 Sa. Feet	. built up area admeasuring

1000.00 sq. feet., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "DEV DARSHAN BUNGALOWS", constricted on non-agriculture land for residential use bearing Revenue/Block No. 229, admeasuring 5868 Sq. Mtrs., Situate at Moje Village: Jambuva, Taluka: Vadodara, Sub District: Vadodara-6, District: Vadodara of Gujarat., Bounded :- East :- Bungalows no A-17. West :- Bungalows no A-15. North :- 7.5 Meter Road. South : Bungalows no B-29.

10. 9386686	Mr. Pushkarraj Mohanlal Sharma. Mrs. Lilaben Pushkarraj Sharma	Rs. 14,26,194/-  02-06-2021	Rs. 11,00,000/- (Rupees Eleven Lakh Only)	Rs. 1,10,000 /- (Rupees One Lakh Ten Thousand Only)	Physical	Rs.2573424/- ( Rupees Twenty Five Lakh Seventy Three Thousand Four Hundred Twenty Four Only)
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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

"On	nkar Pushp (D	lev Heights)*, Situate at Revenue S d :- East :- Stair than after Flat No. 50	urvey No. 17, T.P. Scheme No. 1,	Final Plot No. 31/3, Ad	measuring 1579.33 Sq. Mt		
11.	10400756	LATE KUNAL HARISHBHAI THAKKER (DECAESED)	Rs. 8,11,294/- (Rupees Eight Lakh Eleven Thousand	Rs. 7,50,000/- (Rupees Seven	Rs. 75,000 /- (Rupees Seventy	Physical	Rs.1055705/- ( Rupees Te Lakh Fifty Five Thousand

Lakh Fifty

Thousand Only)

Only)

**Five Thousand** 

Only)

Thousand

Only)

Description of the Immovable Property: All that piece and parcel of the All that rights, Piece and Parcel of immovable Property bearing Sub Plot No. 16-A (Northern part) admeasuring 45.50 Sq. Mtrs of main plot no. 16 admeasuring 91 Sq. Mtrs. which was divided into equal parts namely Sub Plot no. 16-A and Sub Plot no. 16-B; main plot no. 16 is among 77 plots that were plotted numbered 1 to 77 on land which was converted into non agricultural land and can be used for residential purpose by order of District Panchayat court vide order no.

2.0% (5/30.00)		에그리 경영 전기 보다 되었다. 다그리었다. 그리는 아이를 하고 있는 아이들을 살아 있다.	Revenue survey no. 254/1/paiki 1, situated a North:-By Sub Plot no. 17-B, South:-By Sub	205 Ltd 1-10 1 10 10 10 10 10 10 10 10 10 10 10 10	aluka: Anjar, District	Kachchh,	Gujarat. Bounded :- East :- By
12.	10637957	MR. MAHESHPARI CHHAGANPARI GOSAI	Rs. 9,65,956/- (Rupees Nine Lakh Sixty Five Thousand Nine Hundred Fifty Six	Rs. 5,00,000/- (Rupees Five Lakh	Rs. 50,000 /- (Rupees Fifty		Rs.1322795/- ( Rupees Thirteen Lakh Twenty Two

Description of the Immovable Property: All that rights, Piece and Parcel of immovable Property bearing Flat no. 402 on Forth Floor having built up area approx. 30.62 Sq. Mtrs. is a builder flat along with undivided and proportionate share in the underneath land of the premises/multiplex building known as 'Vasundhara Avenue' situated on plot no. 42 to 52 meant for residential purpose admeasuring approx. 1119.07 Sq. Mtrs. The Plot nos. 42 to 52 (11 plots) were merged as a single unit among many plots on land known as 'Balaii Green City' situated on non agricultural land having permission to build buildings for residential purpose bearing Revenue Survey no. 140 Paiki 2 of mouje: 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

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	O/s as on 30-01-2025
13.	993663 1	Mr. KAUSHIK MAHESHBHAI GAJJAR Mr. MAHESHBHAI HIMATBHAI GAJJAR Mrs.HANSABEN GAJJAR	Rs. 4,28,985/- (Rupees Four Lakh Twenty Eight Thousand Nine Hundred Eighty Five Only)	Rs. 3,90,000/- (Rupees Three Lakh Ninety Thousand Only)	Rs. 39,000 /- (Rupees Thirty Nine Thousand Only)	Physical	Rs.795146/- ( Rupee: Seven Lakh Ninety Fiv Thousand One Hundred Forty Six Onl

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 2E-206 on the 2nd Floor in block no 2/E, admeasuring 41.71 Sq. Mtrs., i.e. 449 Sq. Ft, i.e. 00.00 Sq. Yard, along with 13.90 Sq. Mtrs. & 37.07, undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHANTI RESIDENCY", constricted on non-agriculture land for residential use bearing Revenue Survey No. 749, Block No. 0, admeasuring 3960.00 Sq. Mtrs., Paiki Situate in Kadi Municipal area at Sub District: Kadi, District: Mehsana of Gujarat, Bounded :- East :- Flat no 2/E 205, West :- Internal Road, North :- Flat no 2/E 203.

Sou	th:-Flat no 2/	E 207 and Stair	ti (taa) Diemat menana	on coloract positions :		2,11000	11011100011101011111011101101
14.	10089919	Mr. RONAK HARIBHAI CHAUDHARI. Mrs. ANKITABEN RONAKBHAI CHAUDHARI	Rs. 10,80,379/-  17-01-2023	Rs. 9,00,000/- (Rupees Nine Lakh Only)	Rs. 90,000 /- (Rupees Ninety Thousand Only)	Physical	Rs.1582981/- ( Rupees Fifteen Lakh Eighty Two Thousand Nine Hundred Eighty One Only)

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 Moje Village: Mehsana, Sub- Dist. & Taluka: Mehsana, District: Mehsana of Gujarat., Bounded: - East: - City Survey No. 986/03/313/58 Flat, West: - City Survey No. 986/03/315/60 Flat, North :- City Survey No. 986/03/311/56 Flat, South : - Open Land

Rs. 10,82,831/- (Rupees Ten Lakhs Eighty Two

10669741 & TCHIN0259 LO0001001 57794	LALJIBHAI CHAPANERA MRS. PARULBEN DILSUKHBHAI CHAPANERA	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)	17,50,000/- (Rupees Seventeen Lakh Fifty Thousand Only)	1,75,000 /- (Rupees One Lakh Seventy Five Thousand Only)	Thousand Five Hundred Fifty Seven Only) is due and payable by you under Agreement no. TCHIN0259LO000100157794 and an amount of Rs.444389/- (Rupees Four Lakh Forty Four Thousand Three Hundred Eighty Nine Only) is due and payable by you under Agreement no. 10347032 and an amount of Rs.243516/- (Rupees Two Lakh Forty Three Thousand Five Hundred Sixteen Only) is due and payable by you under Agreement no. 10669741 and an amount of Rs.1275195/- (Rupees Twelve Lakh Seventy Five Thousand One Hundred Ninety Five Only) is due and payable by you under Agreement no. 9960289 totalling to Rs.2419657/- (Rupees Twenty Four Lakh Nineteen Thousand Six Hundred Fifty Seven Only)
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Description of the Immovable Property: 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 Appartment" on the land admeasuring 268.50 Sq. Mtrs of Plot no. 75 admeasuring 113.75 Sq. Mtrs and Plot no. 76 admeasuring 154.75 Sq. Mtrs bearing Revenue Survey no. 55/3 of Village: Maadhapar, Taluka: Rajkot, Gujarat. Bounded :- East :- By Margin Space and afterwards 9.00 Mtr Road. West:-By Lift, Passage, Stairs, North:-By Margin Space and afterwards 9.00 Mtr Road, South:-By Flat no. 302. Rs. 348413/- (Rupees Three Lakh Forty Eight Thousand

Five		10693730 & 9145040	PRABHABEN RAMESHBHAI ZALA	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	7,90,000/- (Rupees Seven	79,000 /- (Rupees Seventy	1880	Five Thousand Forty Five Only) is due and payable by you under Agreement no. 10058754 and an amount of Rs.228606/- (
Built y No. , and our			MR. RAMESHBHAI GHUSHABHAI ZALA		Lakh Ninety Thousand Only)	Nine Thousand Only)	d	Rupees Two Lakh Twenty Eight Thousand Six Hundred Six Only) is due and payable by you under <b>Agreement no. 10693730</b> and an amount of <b>Rs.425071/-</b> (Rupees Four Lakh Twenty Five Thousand Seventy One Only) is due and payable by you under <b>Agreement</b>
) is no. it of iree				Nine Only)  20-07-2023				no. 9145040 totalling to Rs.1128722/- ( Rupees Eleven Lakh Twenty Eight Thousand Seven Hundred Twenty Two Only)
) is	Des	cription of th	e Immovable Pr	operty: All the rights, piece & parcel of Immovable property b	earing Flat o	n Second Flo	or of whic	h 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 APPARTMENT", 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 Vard no. 18, City Survey no. 2/B/8 Paikee. Situated at Revenue Survey no. 558 Paikee 2 of Rajkot, Gujarat., Bounded :- East :- Margin, West :- Other Property, North :- Margin, South : Other Property Rs. 684587/- (Rupees Six Lakh Eighty Four Thousand Physical Rs.844874/- (Rupees Eight Lakh Forty Four 17. TCHHL0259

64,000 /

TCHIN0259 0001001127 06 & TCHIN0259 0001001797 70  BEDAVA. MRS. SANGITABEN PRAVINBHAI BEDAVA BEDAVA  TOHIN0259 0001001797 TO  BEDAVA  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	sand Only)	no. TCHHL0259000100112449 and an amount of Rs.53516/- (Rupees Fifty Three Thousand Five Hundred Sixteen Only) is due and payable by you under Agreement no.  TCHIN0259000100112706 and an amount of Rs.140995/- (Rupees One Lakh Forty Thousand Nine Hundred Ninety Five Only) is due and payable by you under Agreement no.  TCHIN0259000100179770 totalling to Rs.1039385/- (Rupees Ten Lakh Thirty Nine Thousand Three Hundred Eighty Five Only)
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0001001124 PRAVINBHAI Five Hundred Eighty Seven Only) is due and payable by 6,40,000/-

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: Kotdasanganj, Registration Sub District and District: Rajkot, Gujarat., Bounded: - East: - By Block no. 56, West: - By 7.50 Mtr Passage, North: - By Block no. 34, South: -By Block no. 32.

o. s ht		& TCHHF0 25900010 0065890	MAHENDRABHAI RANPARA MR. CHINTAN MAHENDRABHAI RANPARA MRS. CHARMI NANDAN RANPARA MRS. CHETNA CHINTAN RANPARA MRS.	and payable by you under Agreement no. TCHHF0259000100065890 and an amount of Rs.	Only)	(Rupees Two Lakh		Fifty Five Thousand Eighty Five Only) is due and payable by you under Agreement no. 10668556 and an amount of Rs.1205997/- (Rupees Twelve Lakh Five Thousand Nine Hundred Ninety Seven Only) is due and payable by you under Agreement no.
q. ge			VINABEN MAHENDRABHAI RANPARA	Thousand Seven Hundred Sixty Six Only)  04-02-2022				TCHHF0259000100065890 totalling to Rs.7961082/- ( Rupees Seventy Nine Lakh Sixty One Thousand Eighty Two Only)
S	Desc	cription of	the Immovable Property: Al	the rights, piece & parcel of Immovable property bearing	ig Flat no 40°	on 4th Floor,	buildup ar	rea admeasuring 62.17 Sq. Mtrs., along with

Rs. 852885/- (Rupees Eight Lakh Fifty Two

Four Thousand Nine Hundred Four Only)

16-06-2023

Rs. 2346429/- (Rupees Twenty Three Lakh

Seven Lakh Eighty Two 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", constricted 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: Raikot of Gujarat., Bounded: - East: - Other property, West: - Common Road, North: - Shop Terrace, South: - Passage MR. LAKHAN Rs. 9,44,904/- (Rupees Nine Lakh Forty Rs. 6,50,000/-Rs. 65,000 /- Physical Rs.1247720/- (Rupees Twelve Lakh 19. 10404626

(Rupees Six Lakh

Fifty Thousand

Rs. 17,90,000/-

(Rupees Sixty

Five Thousand

Rs. 1,79,000

Physical

S	Description of the Immovable Property: All the rights, piece & parcel of Immovable Open Plot No. 22, Sub-Plot No. 22/6 on N.A. Land, admeasuring 52.50 Sq. Mts. i.e., approx.
X	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
200	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
lly)	Authority vide order no. JaVVS/TEK/142/129/10/311 dated 27/01/2011 had approved the layout plan, follwing these orders total 1 to 52 different plots were plotted on the land which is
2	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
in	Order no. JaVVS/TEK/V.5./A.P.168/S.P253/1068 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
e	been numbered as 22/1 to 22/8. Situated at Moje: Dared, TA: Jamnagar, Dist: Jamnagar of Gujarat., Bounded :- East :- 7.50 Mtr. Road, West :- Plot no. 33 and 34, North :- Sub Plot no.
0.	22/7, South: Sub Plot no. 22/5

280001002 PRAVINBHAI RAVAL. Forty Six Thousand Four Hundred Twenty Nine (Rupees /- (Rupees Lakh Sixty Six Thousand Five Hundred MRS. PAYALBEN Only) is due and payable by you under loan Seventeen One Lakh Fifty Six Only) is due and payable by 01238 & RAVAL account No. TCHHL0628000100201238 and an you under Agreement no. Lakh Ninety Seventy Nine TCHIN062 TCHHL0628000100201238 and an amount of Rs. 115162/- (Rupees One Lakh Thousand Thousand 800010020 amount of Rs.137529/- (Rupees One Fifteen Thousand One Hundred Sixty Two Only) Only) Only) 4201 is due and payable by you under loan account Lakh Thirty Seven Thousand Five No. TCHIN0628000100204201 totaling to Rs. Hundred Twenty Nine Only) is due and 2461591/- (Rupees Twenty Four Lakh Sixty payable by you under Agreement no. TCHIN0628000100204201 totalling to One Thousand Five Hundred Ninety One Only) Rs.3004085/- (Rupees Thirty Lakh 13-11-2023 Four Thousand Eighty Five Only)

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 Mouie Village: Becharii sim. Registration Sub District: Bechraii & District: Mehsana, Guiarat, Bounded: - East: - Margin space, West: - House no. 102/1, North: - Plot No. 99 and margin space, South: -6 mtr. Wide internal road 21. 10058970 MR. DAYABHAI SHAMJIBHAI HIRANI (Borrower) Rs. 19,08,737/- (Rupees Nineteen Rs. 6,90,000/- Rs. 69,000/- Physical Rs.3973100/-

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

2000	1500-100	. Mrs. MUKTABEN DAYABHAI HIRANI (Co- borrower), Mrs. BHAVNA TILSIBHAI HIRANI (Co-borrower), Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-borrower),	Lakh Eight Thousand Seven Hundred Thirty Seven Only)  29-04-2021	(Rupees Six Lakh Ninety Thousand Only)	(Rupees Sixty Nine Thousand Only)	100000	(Rupees Thirty Nine Lakh Seventy Three Thousand One Hundred Only)
De	scription of t	he Immovable Property: Schedule - A All the rights,	piece & parcel of Immovable propi	erty bearing SHOP n	o 3, 4 & 5, on Grou	nd 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", constricted 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. 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:

NOTE: The E-auction of the properties will take place through portal https://BidDeal.in on 27-02-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the 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 18-02-2025 between 11 AM to 5.00 PM, with prior appointment, 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, 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, Value Trust Capital Services Private Limited, 585 Hasting Colony, VIP Nagar, Anandapur, Kolkata 700 100 through its coordinators, Auction.Manager@BidDeal.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669 13, TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/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/nfcyzp for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/propertydisposal.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 gueries and enquiry in this matter.

Two Hundred Ninety Four

Only)

05-12-2023

05-07-2023

Sd/- Authorised Officer Tata Capital Housing Finance Ltd.

financialexp.epapr.in

Seven Hundred Five Only)

Thousand Seven Hundred

Ninety Five Only)