

**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, Shanti Annexe, Opp B D Patel House, Near Sardar Patel Statue, Naranpura, Ahmedabad.

**NOTICE FOR SALE OF IMMOVABLE PROPERTY**  
 (Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

**E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 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 Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **22-12-2023** on "As is where is" and "As is what is" and "Whatever there is" and without any recourse basis". For recovery of outstanding dues from 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 secured asset/ property shall be sold by E-Auction at **2.00 PM** on the said **22-12-2023**. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before **21-12-2023 till 5.00 PM** at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Shanti Annexe, Opp B D Patel House, Near. Sardar Patel Statue, Naranpura, Ahmedabad.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr. No	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) / Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
1.	TCHHF 026900 101000 4461 & TCHIN 269000 100006 637	RAJESH HARSHADBHAI ZINZUWADIA DHARAMRAJ JEWELLERS HARSHAD KASTURCHAND ZINZUWADIA RAKSHABEN RAJESH ZINZUWADIA	Rs. 61186226/- (Rupees Six Crore Eleven Lakh Eighty Six Thousand Two Hundred Twenty Six Only) is due and payable by you under loan account No. TCHHF0269000100004461 and an amount of Rs. 335503/- (Rupees Three Lakh Thirty Five Thousand Five Hundred Three Only) is due and payable by you under loan account No. TCHIN026900010000637 totalling to Rs. 61521729/- (Rupees Six Crore Fifteen Lakh Twenty One Thousand Seven Hundred Twenty Nine Only)	Property 1 - Rs. 1,45,00,000/- And Property 2 - Rs. 1,35,00,000/-	Property 1 - Rs. 14,50,000/- And Property 2 - Rs. 13,50,000/-	Physical
2.	924 463 1	Mr. MEHULKUMAR DHANJIBHAI SOLANKI (Borrower) - Mrs. Dakshaben A. Zala (Co-borrower)	Rs. 8,08,617/- (Rupees Eight Lakh Eight Thousand Six Hundred Seventeen Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
3.	992 635 1	MR. ASHOKKUMAR MAFATLAL DARJI (Borrower) MRS. CHETANABEN A DARAJI (Co-borrower)	Rs. 6,72,834/- (Rupees Six Lakh Seventy Two Thousand Eight Hundred Thirty Four Only)	Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)	Rs. 27,000/- (Rupees Twenty Seven Thousand Only)	Physical
4.	997 825 3	Mr. JAYESHKUMAR MAKWANA. Mrs. HASUNATI MAKWANA	Rs. 5,34,014/- (Rupees Five Lakh Thirty Four Thousand Fourteen Only)	Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)	Rs. 27,000/- (Rupees Twenty Seven Thousand Only)	Physical
5.	995 594 0	Mrs. Jyotsaben Mahendrabhai Prajapati. Mr. Mahendrabhai shambhuhai Prajapati	Rs. 6,14,345/- (Rupees Six Lakh Fourteen Thousand Three Hundred Forty Five Only)	Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)	Rs. 27,000/- (Rupees Twenty Seven Thousand Only)	Physical
6.	987 743 7	Mr. Komal Rameshkumar Modi (Borrower). Mrs. Shvetaben Komalbai Modi (Co-borrower). Mr. Rameshbhai Chimanlal Modi (Co-borrower)	Rs. 4,82,949/- (Rupees Four Lakh Eighty Two Thousand Nine Hundred Forty Nine Only)	Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)	Rs. 27,000/- (Rupees Twenty Seven Thousand Only)	Physical
7.	9248 331	MR. PARESH TAILOR (Borrower) Mrs. KAMINIBEN TAILOR (Co-borrower)	Rs. 9,37,969/- (Rupees Nine Lakh Thirty Seven Thousand Nine Hundred Sixty Nine Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
8.	9326 412	MR. RUSHIL KALPESH PATHAK (BORROWER). MRS. JAYSHREE KALPESH PATHAK (CO-BORROWER)	Rs. 12,28,463/- (Rupees Twelve Lakh Twenty Eight Thousand Four Hundred Sixty Three Only)	Rs. 2,99,000/- (Rupees Two Lakh Ninety Nine Thousand Only)	Rs. 29,900/- (Rupees Twenty Nine Thousand Nine Hundred Only)	Physical
9.	9248 206	Mrs. KAMINIBEN TAILOR (Borrower) Mr. PARESH TAILOR (Co-borrower)	Rs. 9,36,757/- (Rupees Nine Lakh Thirty Six Thousand Seven Hundred Fifty Seven Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
10.	987 123 1	Mrs. Snehal Jigarthai Modi (Borrower). Mr. Jigar Rameshkumar Modi (Co-borrower)	Rs. 4,83,147/- (Rupees Four Lakh Eighty Three Thousand One Hundred Forty Seven Only)	Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)	Rs. 27,000/- (Rupees Twenty Seven Thousand Only)	Physical
11.	991 452 8	MR. MUBARAKBHAI IKBALBHAI SHEKH(Borrower). MRS. ZAREENABEN MUBARKBHAI SHEKH(Co-borrower)	Rs. 5,46,552/- (Rupees Five Lakh Forty Six Thousand Five Hundred Fifty Two Only)	Rs. 3,84,000/- (Rupees Three Lakh Eighty Four Thousand Only)	Rs. 38,400/- (Rupees Thirty Eight Thousand Four Hundred Only)	Physical
12.	909 089 7	MR. MUNABHAI ISMAILBHAI MANIYAR. MRS. ANISHABEN MUNABHAI MANIYAR	Rs. 10,78,869/- (Rupees Ten Lakh Seventy Eight Thousand Eight Hundred Sixty Nine Only)	Rs. 4,90,000/- (Rupees Four Lakh Ninety Thousand Only)	Rs. 49,000/- (Rupees Forty Nine Thousand Only)	Physical
13.	101 176 76	Mr. SURYAVIRASINGH SISODIYA. Mrs. CHANDKUNWAR SISODIYA	Rs. 8,62,920/- (Rupees Eight Lakh Sixty Two Thousand Nine Hundred Twenty Only)	Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)	Rs. 45,000/- (Rupees Forty Five Thousand Only)	Physical
14.	908 711 0	MR. MAHENDRA PURI R.GOSWAMI. Mrs. NUTANBEN M. GOSWAMI	Rs. 7,55,181/- (Rupees Seven Lakh Fifty Five Thousand One Hundred Eighty One Only)	Rs. 7,11,000/- (Rupees Seven Lakh Eleven Thousand Only)	Rs. 71,100/- (Rupees Seventy One Thousand One Hundred Only)	Physical

**Description of the Immovable Property:** All that piece and parcel of the Flat No. 102 on the 3rd floor in building No. "H", Carpet area measuring 26.56 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 "SHUBH SHUKRA", constructed on non-agriculture land for residential use bearing Revenue Survey No. 405, Admeasuring 12011 Sq. Mtrs., (City Survey No. 1500) Situate at Moje Village: Vismnagar, Sub-District: Vismnagar, District: Mahesana of Gujarat. Bounded - East - Flat No. H-105, West - Society Road, North - Flat No. H-103, South - Flat No. H-101

**Description of the Immovable Property:** All that piece and parcel of the Flat No. 102 on the 1st floor in building No. "M" Super Built Up Area Admeasuring 972.00 Sq. Feet, i.e. Admeasuring 90.30 Sq. Mtrs. Along With Undivided Share Admeasuring 48.52 Sq. Meters In The Land Of Road & C.O.P. In "Aagam 99 Residency" Situated At Revenue Survey No. 949 Paiki 1 (Old Revenue Survey No. 949 Paiki 1 & 974), Of Moje Village: Sachana, Taluka:Virangam, Dist. Ahmedabad. Bounded As Follows - East By : Road and Open Plot, West By : Flat No. M/101, North By : Road & Block No. N., South By : Flat No. M/103

**Description of the Immovable Property:** Flat No. 403 Having Super Built Up Area of 720 Sq. Ft. i.e. 66.88 Square Meters Located on 4th Floor of Block-R in the Project Known As "Aagam 99 Residency" Together with Undivided Proportionate Share Admeasuring 45.72 Square Yards i.e. 38.23 Square Meters in the Non Agricultural Land Admeasuring 15474 Square Meters of Non Agricultural Land Being Amalgamated Revenue Survey No. 949 P1 (Comprising Of Old Revenue Survey nos 949 p1 and 974 Admeasuring) Situate Lying and Being at Moje Sachana, Taluka Virangam, In the Registration Sub District Virangam and District Ahmedabad Along With Right To Use The Common Amenities And Facilities In The Said Project Developed On The Larger Land Bearing Survey No. 949/1 And 949/2. Bounded as follows - East by : Road & Block N, West by : Flat No. R-401, North by : Road & Block Q, South by : Flat No. R-403

**Description of the Immovable Property:** All that piece and parcel of the Flat No. 001, on Ground Floor in Building No. A, admeasuring 42.58 Sq. Mtrs., i.e. 458 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 "Shubh Shukra", constructed on non-agriculture land for residential use Survey No. 405, Admeasuring 12011 Sq. Meters, paiki 10911 Sq. Meters, C.S. No. 1500, Situate at Moje Village: Vismnagar, Taluka: Vismnagar, District: Mahesana of Gujarat. Bounded - East - Flat No. A-004, West - Society internal Road, Noeth - Society internal Road, South - Flat No. A-010

**Description of the Immovable Property:** All that piece & parcel of immovable property bearing Flat No. A-103 on the 1st floor in building no "A" carpet area admeasuring 26.56 sq. mt. in the scheme known as " Shubh Shukra ", situate at Revenue Survey No. 405, Totally admeasuring 12,011.00 sq. mtrs., paiki 10,911.00 sq. mtrs., (new City Survey No. 1500), situate at Moje Vill : Vismnagar, Ta : Vismnagar, Di. : Mahesana. Bounded - East - Society Road, West - Flat no 102, Noeth - Open Land, South - Flat no 104

**Description of the Immovable Property:** All the rights, piece & parcel of immovable property bearing Flat no 303 on 3rd floor Super build up area admeasuring 62.71 Sq. Mtrs., i.e. 75.00 Sq. Yard, undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "T. K. AAHL HEIGHT", constructed on non-agriculture land for residential use bearing City Survey No. 1367, 1368, Sht No. 21, Chalta No 83, 75, Nagarpalika Akami No 1029, 1032, Situate at Moje Village: PETHAPUR, Taluka: GANDHINAGAR, Sub District: District: GANDHINAGAR of Gujarat. Bounded - East - Compound, West - Flat No. 304, North - Flat No. 302, South - Society internal road

**Description of the Immovable Property:** All the piece & parcel of the immovable property bearing residential flat no. J-426 on fourth floor in block - R Admeasuring 55 Sq. Yd., located at Umang Lambha - 2 situated on the land of sub plot no. 2 of final plot no. 68 of town planning scheme no. 79 (old land revenue survey no. 1523) Situated at Moje Village: Vatva, Sub Dist- Ahmedabad - 11 (Aslai) Dist- Ahmedabad Gujarat. Bounded - East - Society Road, West - Passage, North - Flat No. J-425, South - Lift

Sr. No	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) / Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
15.	99052 73 & 99144 26	MR. KANTIBHAI PITAMBAR JOSHI. MR. SHAILESHKUMAR K JOSHI	Rs. 70,67,253/- (Rupees Seventy Lakh Sixty Seven Thousand Two Hundred Fifty Three Only) is due and payable by you under Agreement no. 9905273 and an amount of Rs. 3,13,035/- (Rupees Three Lakh Thirteen Thousand Thirty Five Only) is due and payable by you under Agreement no. 9914426 totalling to Rs. 73,80,288/- (Rupees Seventy Three Lakh Eighty Thousand Two Hundred Eighty Eight Only)	Rs. 70,40,000/- (Rupees Seventy Lakh Forty Thousand Only)	Rs. 7,04,000/- (Rupees Seven Lakh Four Thousand Only)	Physical
16.	1032 5369	Mr. Manoj Gopalakrishnan Acharya. Mrs. Santha Gopalakrishnan Acharya	Rs. 9,47,198/- (Rupees Nine Lakh Forty Seven Thousand One Hundred Ninety Eight Only)	Rs. 8,45,000/- (Rupees Eight Lakh Forty Five Thousand Only)	Rs. 84,500/- (Rupees Eighty Four Thousand Five Hundred Only)	Physical
17.	940 844 3	Mr. RAJKUMAR CHAUHAN. Mrs. KHUSHBU CHAUHAN	Rs. 12,82,579/- (Rupees Twelve Lakh Eighty Two Thousand Five Hundred Seventy Nine Only)	Rs. 21,00,000/- (Rupees Twenty One Lakh Only)	Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only)	Physical
18.	102 722 24	Mr. KANJI AGAL. Mrs. BHARTIBEN AGAL	Rs. 4,10,008/- (Rupees Four Lakh Ten Thousand Eight Only)	Rs. 3,95,000/- (Rupees Three Lakh Ninety Five Thousand Only)	Rs. 39,500/- (Rupees Thirty Nine Thousand Five Hundred Only)	Physical
19.	102 016 82	Mr. RAMCHANDAR RANA. Mrs. GEETA RAMCHANDARA	Rs. 7,99,482/- (Rupees Seven Lakh Ninety Nine Thousand Four Hundred Eighty Two Only)	Rs. 5,75,000/- (Rupees Five Lakh Seventy Five Thousand Only)	Rs. 57,500/- (Rupees Fifty Seven Thousand Five Hundred Only)	Physical
20.	102 968 35	Mr. Ankit Nilinkumar Vyas (Borrower) Mrs. Megha Rameshkumar Shah (Co-borrower)	Rs. 28,54,863/- (Rupees Twenty Eight Lakh Fifty Four Thousand Eight Hundred Sixty Three Only)	Rs. 15,90,000/- (Rupees Fifteen Lakh Ninety Thousand Only)	Rs. 1,59,000/- (Rupees One Lakh Fifty Nine Thousand Only)	Physical
21.	993 663 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. 4,00,000/- (Rupees Four Lakh Only)	Rs. 40,000/- (Rupees Forty Thousand Only)	Physical
22.	9985 771 & TCHH F025 90001 00065 890	MR. KAPIL RASIKAL MARU. MRS. GEETABEN MARU	Rs. 12,99,595/- (Rupees Twelve Lakh Ninety Nine Thousand Five Hundred Ninety Five Only) is due and payable by you under Agreement no. 9985771 and an amount of Rs. 4,64,271/- (Rupees Four Lakh Sixty Four Thousand Two Hundred Seventy One Only) is due and payable by you under Agreement no. 10685016 totalling to Rs. 17,63,866/- (Rupees Seventeen Lakh Three Thousand Eight Hundred Sixty Six Only)	Rs. 9,00,000/- (Rupees Nine Lakh Only)	Rs. 90,000/- (Rupees Ninety Thousand Only)	Physical
23.	10668 556 & TCHH F025 90001 00065 890	MR. NANDAN MAHENDRABHAI RANPARA. MR. CHINTAN MAHENDRABHAI RANPARA. MRS. CHARMIL NANDAN RANPARA. MRS. CHETNA CHINTAN RANPARA. Mrs. VINABEN MAHENDRABHAI RANPARA	Rs. 85,2885/- (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. 44,0381/- (Rupees Forty Four Lakh Forty Thousand Eight Hundred Eighty One Only) is due and payable by you under Agreement no. 10668556 totalling to Rs. 52,93,766/- (Rupees Fifty Two Lakh Ninety Three Thousand Seven Hundred Sixty Six Only)	Rs. 25,75,000/- (Rupees Twenty Five Lakh Seventy Five Thousand Only)	Rs. 2,57,500/- (Rupees Two Lakh Fifty Seven Hundred Only)	Physical
24.	106 108 00	Mr. Chetan Kumar Vasantbhai Sorathia. Mrs. Jalpaben Chetan Kumar Sorathia	Rs. 10,72,161/- (Rupees Ten Lakh Seventy Two Thousand One Hundred Sixty One Only)	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)	Rs. 55,000/- (Rupees Fifty Five Thousand Only)	Physical
25.	100 589 70	MR. DAYABHAI SHAMJIBHAI HIRANI (Borrower) Mrs. MUKTABEN DAYABHAI HIRANI (Co-borrower). Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-borrower)	Rs. 19,08,737/- (Rupees Nineteen Lakh Eight Thousand Seven Hundred Thirty Seven Only)	Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only)	Rs. 75,000/- (Rupees Seventy Five Thousand Only)	Physical

**Description of the Immovable Property:** All that piece and parcel of the Plot No. 07, Admeasuring 146.25 Sq. Meters, i.e. 1675.00 Sq. Feet, Undivided Share In C.O.P. and Road Admeasuring 56.25 Sq. Meters In The Scheme Known As "Ganesh Park", Situate At Revenue Survey No. 752/1/1 of Moje Village: Kankrol, Ta: Himnagar Di. : Sabarkantha Gujarat. Bounded - East - Margin then Plot No. 06 With Margin, West - Plot No. 8, Noeth - Margin then Survey No. 725 / P South - Road of 06 meters

**Description of the Immovable Property:** All that piece and parcel of the Plot No. 07, Admeasuring 146.25 Sq. Meters, i.e. 1675.00 Sq. Feet, Undivided Share In C.O.P. and Road Admeasuring 56.25 Sq. Meters In The Scheme Known As "Ganesh Park", Situate At Revenue Survey No. 752/1/1 of Moje Village: Kankrol, Ta: Himnagar Di. : Sabarkantha Gujarat. Bounded - East - Margin then Plot No. 06 With Margin, West - Plot No. 8, Noeth - Margin then Survey No. 725 / P South - Road of 06 meters

**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", constructed 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: Mahesana of Gujarat. Bounded - East - Flat no 2/E 205, West - Internal Road, North - Flat no 2/E 203, South - Flat no 2/E 207 and Stair

**Description of the Immovable Property:** All the rights, piece & parcel of immovable property bearing Plot no 172/6, admeasuring 52.00 Sq. Mtrs., i.e. 558.72 sq. ft. The Commissioner of Jamnagar has sanctioned the layout Plan and The Collector Jamnagar have convert in to non-agriculture land constructed on for residential use known as "KRISHNA PARK", Plot no 172 to 175 wear amalgamated and given new plot no 172 and new plot no 172 was sub plotted and divided into 7 sub plots i.e. 172/7 by the approved of Jamnagar Municipal Corporation bearing Revenue Survey No. 61, admeasuring 40507.00 Sq. Mtrs., Plot Paiki 1 to 54 Situate at Moje Village: Vibharpur, Taluka: Jamnagar, District: Jamnagar of Gujarat. Bounded - East - 7.50 Mtr wide road is situated, West - Plot No. 179 is situated, North - Sub Plot no 172/7 is situated

**Description of the Immovable Property:** All the rights, piece & parcel of immovable property bearing Flat no 401 on 4th Floor, build up 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: Rajkot & District: Rajkot of Gujarat. Bounded - East - Other property, West - Common Road, North - Shop Terrace, South - Passage

**Description of the Immovable Property:** All the rights, piece & parcel of immovable property bearing Flat no 401 on 4th Floor, build up 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: Rajkot & District: Rajkot of Gujarat. Bounded - East - Other property, West - Common Road, North - Shop Terrace, South - Passage

**Description of the Immovable Property:** All the rights, piece & parcel of immovable property bearing Flat no 401 on 4th Floor in Building "Vasundhara Avenue", built up area admeasuring 31.87 Sq. Mtrs., and along with all internal and external rights thereto of the premises/campus known as "BALAJI GREEN CITY", constructed on non-agriculture land for residential use bearing Revenue Survey No. 140 paiki 2, admeasuring 1119.07 Sq. Mtrs., Situate at Moje Village: Vavdi, of City Rajkot, District: Rajkot of Gujarat. Bounded - East - Others Property, West - Flat No. 402, North - Common Passage & Lift, South - Space & Margin

**Description of the Immovable Property:** Schedule - All the rights, piece & parcel of immovable property bearing SHOP no 3 & 4 & 5, on Ground Floor Shop no 3 Carpet area 29.25 Sq. Mtrs., Shop no 4 Carpet area 10.00 Sq. Mtrs., Shop no 5 Carpet area 09.03 Sq. Mtrs., Total Carpet area 48.28 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. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. 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:  
 The E-auction will take place through portal https://disposalhub.com on **22-12-2023 between 2.00 PM to 3.00 PM** with limited extension of 10 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 favouring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the piece 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 **13-12-2023 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. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s NexGen Solutions Private Limited, Address: #203, 2nd Floor, Shree Shyam Palace, Sector: 4&5 Crossing, Railway Road, Gurugram - 122 006 through its Mobile No. +91 97100 29933, +91 98200 29926, Tel. No. +91 124 4 233 933, E-mail ID: CSD@disposalhub.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8558983696. 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 <http://surl.in/mbtm> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>  
**Please Note:** TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Sd/- Authorised Officer,  
Tata Capital Housing Finance Ltd.

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