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FINANCIAL EXPRESS

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Loan Name of Borrower(s) Amount as per A/c. No / Co-borrower(s) **Demand Notice** TATA and Legal Heir(s) / Legal TATA CAPITAL HOUSING FINANCE LTD. Branch Representative/ Registered Address: 11th Floor, Tower A. Peninsula Business Park. Ganpatrao Kadam Marg. Guarantor(s) Lower Parel, Mumbai - 400013. MR. KANTIBHAI 99052 Rs. 70,67,253/- (Rupees Seventy Lakh Sixty Seven Thousand Two Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Shanti Annexe, Opp B PITAMBAR JOSHI, MR. 73 & Hundred Fifty Three Only) is due and payable by you under Agreement D Patel House, Near. Sardar Patel Statue, Naranpura, Ahmedabad no. 9905273 and an amount of Rs. 3,13,035/- (Rupees Three Lakh SHAILESHKUMAR K 99144 NOTICE FOR SALE OF IMMOVABLE PROPERTY Thirteen Thousand Thirty Five Only) is due and payable by you under **JOSHI** 26 Agreement no. 9914426 totalling to Rs. 73,80,288/- (Rupes Seventy

(Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002) E-Auction Notice for Sale of Immovable Assets under the 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 | Description of the Immovable property being Block No. B-42, Adm. 210.15 sq. mt. along with 62.66 sq. mt. total 272.81 sq. mt. in the Authorised Officer of TCHFL, will be sold on 22-12-2023 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 Plot No. B-29, North by : Owner Plot , South by : Sub Plot No. B-41 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	Possessior Types
1,	TCHHF 026900 010000 4461 & TCHINO 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. TCHIN0269000100006637 totaling 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

Description of the Immovable Property: Property 1: - Schedule - A All that premises being First Floor consisting of 6 (Six) Units bearing No.1 to 6, admeasuring 4352 Sq. Feet i.e. 404.73 Sq. Mts. (Super Built-Up Area of structure) having carpet area admeasuring 2823 Sq. Feet i.e. 262.24 Sq. Mts. (Undivided Proportionate share in land 98.32 Sq.Mts.) commercial building known as "Siddhi Vinayak Arcade Block B" standing on Permanent Leasehold Commercial purpose Non Agricultural Land Bearing (1) Survey No. 379+380+381 Sub Plot No.124 admeasuring about 474 Sq. Mts. and (2) Final Plot No. 315 paiki admeasuring about 371 Sq. Mts. of Town Planning Scheme No. 26 total admeasuring about 845 Sq. Mts. situate, lying and being at, Mouje Vasna, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) more particularly described in the Plan attached herewith and same is bounded as follows. Bounded By:- On or towards East: Siddhi Vinayak Arcade Block A, On or towards West: 12.00M wide TPS Road, On or towards North: 30.48M wide TPS road, On or towards South: ADJ F.P.No. 381/3 of TPS 26.

Property 2: - Schedule - B: - All that premises being Second Floor consisting of 6 (Six) Units bearing No.1 to 6, admeasuring 4352 Sq. Feet i.e. 404.73 Sq. Mts. (Super Built-Up Area of structure) having carpet area admeasuring 2823 Sq. Feet i.e. 262.24 Sq. Mts. (Undivided Proportionate share in land 98.32 Sq.Mts.) commercial building known as "Siddhi Vinayak Arcade Block B" standing on Permanent Leasehold Commercial purpose Non Agricultural Land Bearing (1) 49 102 Mr. KAN II AGAI Survey No. 379+380+381 Sub Plot No. 124 admeasuring about 474 Sq. Mts. and (2) Final Plot No. 315 paiki admeasuring about 371 Sq. Mts. of Town Planning Scheme No. 26 total admeasuring about 845 Sq. Mts. situate, lying and being at, Mouje Vasna, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) more particularly described in the Plan attached herewith and same is bounded as follows. Bounded by:- On or towards East: Siddhi Vinayak Arcade Block A, On or towards West: 12.00M wide TPS Road, On or towards North: 30.48M wide TPS road, On or towards South: ADJ F.P.No. 381/3 of TPS 26.

Note: - Builder dues are approx. of Rs. 38,21,056 only. Which will have to be paid by Bidder to the Builder.

	463	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)	A CHARLES OF THE PARKET
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Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. Q-104 in Block/Building No. "Q" on 1st Floor, Super Built-up area admeasuring 720 Sq. Feet i.e. 66.88 Sq. meters, along with 45.72 Sq. yards i.e. 38.23 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 "Aagam 99 Residency", constructed on nonagricultural land for residential use bearing Revenue Survey No. 949 p1 (Comprising of old Revenue Survey No. 949 P1 and admeasuring 974), Situate at agricultural land for residential use bearing Revenue Survey No. 949 p1 (Comprising of old Revenue Survey No. 949 p1 and admeasuring 974), Situate at Moje Village: Sachana, Taluka: Viramgam, District: Ahmedabad of Gujarat. Bounded: - East: - Flat No. Q-103, West: - Road and Block V, North: - Flat No. Q-101, 20. South:-Road and Block No. R.

3. 992 MR. ASHOKKUMAR MAFATLAL Rs. 6,72,834/- (Rupees Six Lakh Seventy Two Thousand Eight Hundred Thirty Four Only)  (Co-borrower), 28-04-2021		Rs. 27,000/- (Rupees Twenty Seven Thousand Only)	Physical
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Description of the Immovable Property All the Piece & Parcel of Immovable Property Bearing Flat No. E-303 on the 3rd floor in building no "E" Carpet area Admeasuring 26.56 Sq. meters, in building name as "Shubh Shukra", Building No. E, 3rd Floor, Situate At Revenue Survey No. 405, Admeasuring 12011 paiki admeasuring 10911 sq. meters (new City Survey No. 1500) of Moje Village: Visnagar, Ta: Visnagar, Dist: Mehasana of Gujrat. Bounded: - East: - Flat No. E - 302. West :- Block No. H, Noeth :- Flat No. E - 304, South :- Block No. D

4.	300.00	Mr. JAYESHKUMAR MAKWANA. Mrs. HASUMATI MAKVANA	Rs. 5,34,014/- (Rupees Five Lakh Thirty Four Thousand Fourteen Only)	Rs. 2,70,000/- (Rupees Two Lakh Seventy	Rs. 27,000/- (Rupees Twenty Seven	Physical
	3		25-08-2021	Thousand Only)	Thousand Only)	

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no G-308 on 3rd Floor in Block G, admeasuring 26.56 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 "SHUBH SHUKRA", constricted on non-agriculture land for residential use bearing Revenue Survey No. 405, Block No. 0, admeasuring 12011 Sq. Mtrs., (City survey no 1500) paiki admeasuring 10911 sq. mt. Paiki Situate at Moje Village: Vishnagar village. Taluka: Vishnagar, Sub District: Vishnagar, District: Mahesana of Gujarat, Bounded :- East :- Flat No. G-307, West :- Society Road, North :- Flat No. G-309, South : - Society Road

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5.		Mrs. Jyotsanaben Mahendrabhai Prajapati. Mr. Mahendrabhai shambhubhai Prajapati	Rs. 6,14,345/- (Rupees Six Lakh Fourteen Thousand Three Hundred Forty Five Only)		Rs. 27,000/- (Rupees Twenty Seven Thousand Only)	Physical	

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 102 on 1st Floor in Building No. "H", Carpet area admeasuring 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 Survey No. 405, area admeasuring 52.00 Sq. Mtrs., i.e. 558.72 sq. Sq. Mtrs., (City Survey No. 1500) Situate at Moje Village: Visnagar, Sub- District: Visnagar, District: Mehsana of Gujarat. Bounded: - East: - Flat No. H-105, West :- Society Road, North :- Flat No. H-103, South : - Flat No. H-101

6.		Mr.Komal Rameshkumar Modi		Rs.	Rs.	Physical
~	743	(Borrower) . Mrs. Shvetaben Komalbhai	[1] [1] [1] [1] [1] [1] [1] [1] [1] [1]	2,70,000/- (Rupees	27,000/- (Rupees	22.0
	7	Modi (Co-borrower), Mr. Rameshbhai	Hundred Forty Nine Only)	Two Lakh Seventy	Twenty Seven	
		Chimanlal Modi (Co-borrower),	05 05-2021	Thousand Only)	Thousand Only)	

Description of the Immovable Property: All that piece and parcel of the Flat no. 010, on the Ground Floor in Building No. "A" carpet area admeasuring 21.91 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", Constricted on non-agriculture land for residential use bearing Survey No. 405, Admeasuring 12011 Sq. Meters, paiki 10911 Sq. Meters, C.S. No. 1500, Situate at Moje Village; Visnagar, Taluka & Sub District; Visnagar, District; Mahesana of Gujarat. Bounded :- East : - Flat No. A - 005, West : Society Road, Noeth :- Staircase, South :- Flat No. A - 009.

7.		MR. PARESH TAILOR (Borrower) Mrs. KAMINIBEN TAILOR (Co-borrower),	Rs. 9,37,969/- 26-Mar-2019	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs.25,000/- (Rupees Twenty Five Thousand Only)	Physical
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Description of the Immovable Property: Flat No. 402 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 Viramgam, In the Registration Sub District Viramgam 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

8.	9047532547	MR. RUSHIL KALPESH PATHAK (BORROWER), MRS.JAYSHREE KALPESHPATHAK(CO-BORROWER),	1915 CONT. 11 PENSAGE CONT. 160	Rs. 2,99,000/- (Rupees Two Lakh Ninety Nine Thousand Only)	Rs. 29,900/- (Rupees Twenty Nine Thousand Nine Hundred Only)	Physical
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Description of the Immovable Property: All The Piece & Parcel Of Immovable Property Bearing Flat No.102 on 1st Floor in Block No. "M" Super Built Up Area Admeasuring 972.00 Sq. Feet, I.E. Admeasuring 90.30 Sq. Meter, 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: Viramgam, Dist.: Ahmedabad. Bounded As Follows:- East By: Road & Open Plot. West By: Flat No. M/101. North By: Road & Block No. N., South By: Flat No. M/103 9248 Mrs. KAMINIBENTAILOR (Borrower) Rs. 9,36,757/-Rs. 2,50,000/- (Rupees Two Rs. 25,000/- (Rupees Twenty Physical

ı	206	Mr. PARESH TAILOR (Cd-borrower)	26-Mar-2019	Lakn Fifty Friousand Only)	Five Thousand Only)	
		n of the Immovable Property: Flat No.403 Iwn As "Aagam 99 Residency" Together wi				24-1-7-00000 0 HB 101-401-101
A	oricultural	Land Admeasuring 15474 Square Meters	of Non Agricultural La	and Being Amalgamated Revenue S	Survey No. 949 p1 (Comprising Of O	ld Revenue

Survey nos.949 p1 and 974 Admeasuring) Situate Lying and Being at Moje Sachana, Taluka Viramgam, In the Registration Sub District Viramgam 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-404, North by : Flat No. R-402, South by : Road & Block S

123 (Borrower) . Mr. Jigar Thousand One Hundred Forty Seven Only) Two Lakh Seventy Twenty Seven 1 Rameshkumar Modi (Co-borrower), 04 05-2021 Thousand Only) Thousand Only)		Two Lakh Sever	Thousand One Hundred Forty Seven Only)	(Borrower) . Mr. Jigar	123	10.
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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", constricted 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: Visnagar, Taluka: Visnagar, District: Mahesana of Gujarat. Bounded: - East: - Flat No. A - 004, West: - Society internal Road, Noeth: Society internal Road, South :- Flat No. A - 010

11.	991 452 8		Rs. 5,46,552/- (Rupees Five Lakh Forty Six Thousand Five Hundred Fifty Two Only) 29-04-2021	70 C C C C C C C C C C C C C C C C C C C	Rs. 38,400/- (Rupees Thirty Eight Thousand Four Hundred Only)	Physical
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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: Visnagar, Ta: Visnagar, Di.: Mahesana. Bounded: - East: - Society Road, West: - Flat no 102, Noeth :- Open Land, South :- Flat no 104

	 11/1	4//			
12.	MR. MUNABHAI ISMAILBHAI MANIYAR. MRS. ANISHABEN MUNABHAI MANIYAR	Rs. 10,78,869/- (Rupees Ten Lakh Seventy Eight Thousand Eight Hundred Sixty Nine Only) 30-04-2021	Rs. 4,90,000/- (Rupees Four Lakh Ninety Thousand Only)	Rs. 49,000/- (Rupees Forty Nine Thousand Only)	Physical

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. AAHIL HEIGHT", constricted on non-agriculture land for residential use bearing City Survey No. 1367, 1368, Shit No. 21, Chalta No 83, 75, Nagarpalika Akarni No 1029, 1032, Situate at Moje Village: PETHAPUR, Taluka: GANDHINAGAR, Sub District: , District: , District: GANDHINAGAR of Gujarat.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 303 on 3rd floor Super buildup area admeasuring

Bou	inded:-	East:-Compound, West:-Flat No	. 304, North :- Flat No. 302, South : - Society intern	nalroad	=======================================	00
13.	176	Mr. SURYAVIRASINGH SISODIYA . Mrs. CHANDUKUNWAR SISODIYA	Rs. 8,62,920/- (Rupees Eight Lakh Sixty Two Thousand Nine Hundred Twenty Only) 13-07-2020	Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)	Rs. 45,000/- (Rupees Forty Five Thousand Only)	Physical

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 of Moje village: Vatwa, Sub Dist-Ahmedabad - 11 (Aslali) DIst: Ahmedabad Gujarat. Bounded :- East : - Society Road, West :-Passage, North :- Flat No. J-425, South :- Lift

14.	711	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				
Des	Description of the Immovable Property: All that piece and parcel of the Immovable property being Flat No. 403, on the 4th Deep Riddhi Apartment, Anad									

hout 540 So the cituated on the land hagging Sungay No 594/1, T.D.7, E.D.102 in the village major Angeld Pagistration District Sub District Angeld Boun Uppe Plac

e: Ahmedabad	_
ded: East: East by Sub Plot No.1, West: Flat No. 404 on 4th Floor, North: Flat No. 402 on 4th Floor, South: By F P No. 101 after leaving this propert er: Flat No. 503, Lower: Flat 303 of 3rd Floor. SR NO. 1547.	y
rasuring about 540 Sq.fts, situated on the land bearing Survey No.304/1, 1 F 7, F F 102, in the village moje. Ariand Negistration District Sub District Ariand	di.

1032 Mr. Manoj Gopalakrishnan Acharya. Rs. 9,47,198/-Rs. 8,45,000/- (Rupees Eight Rs. 84,500/- (Rupees Eighty Four | Physical Mrs. Santha Gopalakrishnan Acharya 08-05-2021 Lakh Forty Five Thousand Only) Thousand Five Hundred Only) Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 1302, built up area admeasuring 58.06 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 "GUJARAT HOUSING BOARD", constricted on non-agriculture land for residential use bearing Survey No. 352, City survey no 2162 Colony 572 LIG Tarsali Vadodar Situate at of Moje Village: Tarsali, Ta.: Vadodara, Di.: Vadodara of Gujarat. Living Room 4814X3330 Living Room Balcony 1735X1015 Bed Room 3015X3080 Kitchen 2145X2495 1100X1080 W.C. Kitchen Balcony 2145X1000 Bath Room 1045/1080X1680 Bounded as follows: East by : Adj. Flat No. A - 1301, West by : Adj. Flat No. B - 1301, North by : Common passage & Lift, South by : Marginal open space. 940 Mr. RAJKUMAR CHAUHAN. Rs. 12,82,579/- (Rupees Twelve Lakh Eighty Two Rs. 21.00.000/-Rs. 2,10,000/-Physical 844 Mrs. KHUSHBU CHAUHAN Thousand Five Hundred Seventy Nine Only) (Rupees Twenty (Rupees Two Lakh

Three Lakh Eighty Thousand Two Hundred Eighty Eight Only)

11-05-2021

scheme known as Rudrax Residency, on land bearing R S No. 363, 364 & 365, Block No. 223, 237 & 238, admeasuring about 6779, 4350 & 6273 Sq. Meter

situated at Village Kapurai, Ta: & 'Dist, Vadodara, in the Reg. Dist, Vadodara, Sub Dist, Vadadara, Bounded as follows: - East by : Sub Plot No. C-43, West by : Sub

Reserve

Price

Rs.

70,40,000/-

(Rupees

Seventy Lakh

Forty

Thousand

Only)

Earnest

Money

Rs.

7,04,000/-

(Rupees

Seven Lakh

Four

Thousand

Only)

Ten Thousand Only)

One Lakh Only)

Possession

Types

Physical

Description of the Immovable Property: All that piece and parcel of the Schedule - A

Schedule-1 Land Under The Scheme In the Land Of R.S. No. 242 and 250, Having its Consolidated Survey No. 242 and Bearing C.S. No. 159, Admeasuring 13153.00 Sq. Mts. Situate Laying and Being in the Village Mouje Tandalja, In the Registration District and Sub Registration District Vadodara, The Scheme of Flat/Apartment Style Title as "SHREEM GALAXY".

19-07-2019

Schedule-2 Description of The Property Out Of the Aforesaid Scheme Building Name "SURYA" Building, The Immovable Property Being Flat No. 302, On The 3rd Floor, Having Complete Construction and Measuring Built Up Area of 148.65 Sq. Mts. Together With Proportionate Undivided Land / Property And Measuring 65.03 Sq. Mts.

Bounded as follows: - East by : Adjacent Shashi Flat No. 303, West by : Adjacent Surya Flat No. 303, North by : Adjacent Surya Flat No. 301, South by : Adjacent Shiva Flat No. 301 Note: - SA Application filed by the Borrower against TCHFL (SA/56/2023) is pending before DRT, Ahmedabad, No stay order is passed against TCHFL in the

said case Pe 4 10 008/. (Punese Entr. De 3 05 000/. (Punese De 30 500/. (Punese Physical

18.		Mrs. BHARTIBEN AGAL	Lakh Ten Thousand Eight Only)	Three Lakh Ninety Five Thousand Only)	Thirty Nine Thousand Five Hundred Only)	Filysical				
Des	Description of the Immovable Property: All that piece and parcel of the Open Plot For Unit No.7 on N.A. Plot No. 324 To 331, Admeasuring Area of 43.55 Sq.									

Mts. Under Revenue Survey No. 729, Situated at Village: Varsamedi, Taluka: Anjar, District: Kutoh Bounded: - East: - Lagu Plot No. 254 & 255, West: - Internal Road, North: - Unit No. 06, South: - Unit No. 08

0		Rs. 7,99,482/- (Rupees Seven Lakh Ninety Nine Thousand Four Hundred Eighty Two Only) 19-07-2019	Rs. 5,75,000/- (Rupees Five Lakh Seventy Five Thousand Only)	Rs. 57,500/- (Rupees Fifty Seven Thousand Five Hundred Only)	Physical
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Description of the Immovable Property: All That N.A. Residential Land Bearing Plot No. 123. Admeasuring Area Of Land 54.33 Sq. Mts. Old Plot No. 305.

no	der Re	venue Survey No. 546, Situated On	The Entire NA Land Under Survey No. 546 & 547 Adnutch. Bounded: - East: - Gully/Lane, West: - Internal R	neasuring Total Area Of 11	Acres And 33 Gunthas, S	ituated at
•	1000000	Mr. Ankit Nitinkumar Vyas (Borrower) .Mrs. Megha	Rs. 28,54,863/- (Rupees Twenty Eight Lakh Fifty Four Thousand Eight Hundred Sixty Three Only)			Physical

35 Rameshkumar Shah (Co-borrower) Thousand Only) Thousand Only) 02 06-2021 Description of the Immovable Property: All that piece and parcel of the Plot No.07, Admeasuring 146.25 Sq. Meters., I.E. 1575.00 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. 752/1/10f Moje Village : Kankrol, Ta

DO	unueu	:- East Iwargin then Plot No. 00 VII	th Margin, West :- Plot No. 8, Noeth :- Margin the	an Survey No. 7257 P South	,- Road of do frielers	= :
21.		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

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

Bounded: - East: - Flat no 2/E 205, West: - Internal Road, North: - Flat no 2/E 203, South: - Flat no 2/E 207 and Stair

Himantnagar Di.: Sabarkantha Gujarat

MRS. CHETNA CHINTAN

RANPARA, MRS. VINABEN

ana i							
			MR. KAPIL	Rs. 12,99,595/- (Rupees Twelve Lakh Ninety Nine Thousand Five Hundred		Rs. 90,000/-	Physical
cal rea	61.	1068	RASIKLAL MARU. MRS. GEETABEN MARU	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/- (Rupes Seventeen Lakh Sixty Three Thousand Eight Hundred Sixty Six Only)	Lakh Only)	(Rupees Ninety Thousand Only)	
						the second section and the second section and the second section at the section at the second section at the section at the second section at the section a	

ft. The Commissioner of Jamnagar have sanctioned the layout Plan and The Collector Jamnagar have convert in to non-agriculture land constricted 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: Vibhapar, Taluka: Jamnagar, District: Jamnagar of Gujarat

80	unaea:-	East :- 7.50 Mitr Wide road is situ	uated, West:-Piot No. 179 is situated, North:-Sub Piot no 1727/ is situa	nea, South : -Sub	Piot no 172/5 is situa	nea
23.	10668	MR. NANDAN	Rs. 852885/- (Rupees Eight Lakh Fifty Two Thousand Eight	Rs.	Rs.	Physical
	556 &	MAHENDRABHAI	Hundred Eighty Five Only) is due and payable by you under	25,75,000/-	2,57,500/-	
	TCHH	RANPARA, MR. CHINTAN	Agreement no. TCHHF0259000100065890 and an amount of Rs.	(Rupees	(Rupees Two	
	F025	MAHENDRABHAI	4440881/- (Rupees Forty Four Lakh Forty Thousand Eight	Twenty Five	Lakh Fifty Seven	
		RANPARA, MRS. CHARMI	Hundred Eighty One Only) is due and payable by you under		Thousand Five	
	00065	NANDAN RANPARA	Agreement no. 10668556 totalling to Rs. 5293766/- (Rupees Fifty	Five Thousand	Hundred Only)	

Two Lakh Ninety Three Thousand Seven Hundred Sixty Six Only)

Only)

MAHENDRABHAI RANPARA 04-02-2022 Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 401 on 4th Floor, buildup area admeasuring 62.1 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", 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: Rajkot of Gujarat. Bounded :- East : - Other property, West :- Common Road, North: - Shop Terrace, South: - Passage

24. 106 108 00	Mr. Chetankumar Vasantbhai Sorathia. Mrs. Jalpaben Chetankumar Sorathia	Rs. 10,72,161/- (Rupees Ten Lakh Seventy Two Thousand One Hundred Sixty One Only) 14-05-2021	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)	Rs. 55,000/- (Rupees Fifty Five Thousand Only)	Physical
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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

25.			Rs. 19,08,737/- (Rupees Nineteen Lakh Eight Thousand Seven	A THE COURSE OF THE PARTY OF TH	Rs. 75,000/- (Rupees	Physical
	20,772.0	Mrs. BHAVNA TILSIBHAI HIRANI (Co-borrower), Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-borrower),	Hundred Thirty Seven Only) 29-04-2021	Lakh Fifty Thousand Only)	Seventy Five	

Description of the Immovable Property: Schedule - AAll 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", 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 atTaluka: 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 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 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 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, M/s NexXen 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 98100 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 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 http://surl.li/ntbtm 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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Date- 05-12-2023