# **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) 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 Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ahmedabad Gujarat. Bounded :- East : - Society Road, West :- Passage, North :- Flat No. J-425. South :- Lift Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 27-02-2024 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 27-02-2024. 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 26-02-2024 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED. 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat -380009.

The sale of the Secured Asset/Immoveble Property will be an "as is where condition is" as per brief perticulars described berein below

Sr. No	A/c. No and	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.	92923 80	MR. KAMLESH SHANKARLAL MARATHE MRS. SAPNA KAMLESH MARATHE	Rs. 9,88,486/- (Rupees Nine Lakh Eighty Eight Thousand Four Hundred Eighty Six Only) 27-11-2019	Rs. 3,10,000/- (Rupees Three Lakh Ten Thousand Only)	Rs. 31,000/- (Rupees Thirty One Thousand Only)	Physical

Description of the Immovable Property: All the piece & parcel of the said immovable property is residential Flat No. 101, on first floor of Block - P having super built up area Admeasuring 720 Sq. Ft. i.e. 66.88 Sq. Mt. Situated in the campus known as 'Aagam 99 Residency' together with undivided proportionate share admeasuring 45.72 Sq. Yd. i.e. 38.23 Sq. Mt. in the non-agriculture land admeasuring 15474 Sq. Mt. of non-agriculture land bearing amalgamated Revenue Survey No. 949 p1 (comprising of old revenue survey no. 949 p1 and 974 admeasuring) situate lying and being moje Village: Sachana Ta. Viramgam, Sub Dist: Viramgam, District of Ahmedabad, Gujarat Bounded: - East: - Flat no. P - 102, West: - Road & Block W, North: - Open Land, South: Flat no. F - 104

[1002]DT000T02033441 00234		Physical
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Description of the Immovable Property: All the piece & parcel of the said immovable property is a residential land bearing sub plot no. 29/B Admeasuring 83.648 Sq. Mt. i.e. 100.04 Sq. Yd. South Side half part of Plot no. 29 admeasuring area 41.824 Sq. Mt. i.e. 50.2 Sq Yd. Located at Revenue Survey No. - 260/3 Total Admeasuring 20639.00 Sq. Mt. of Moje Village Varsamedi, Ta. Anjar District of Kachchh, | Description of the Immovable Property: All That N.A. Residential Land Bearing Plot No. 123, Admeasuring Area Of Land 54.33 Sq. Mts Gujarat. Bounded :- East :- Plot no. 60, West :- 6.10 Mt. Internal Road, North :- Plot no. 29 A, South : Plot no. 28

3.	51	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. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
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Description of the Immovable Property: 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 Guirat, Bounded :- East; - Flat No. E - 302, West; - Block No. H. Noeth; - Flat No. E - 304, South; - Block No. D.

4.	53	Mr. JAYESHKUMAR MAKWANA. Mrs. HASUMATI	Rs. 5,34,014/- (Rupees Five Lakh Thirty Four Thousand Fourteen Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty	Rs. 25,000/- (Rupees Twenty Five Thousand	Physical
		MAKVANA	25-08-2021	Thousand Only)	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

5.	40	Mrs. Jyotsanaben Mahendrabhai Prajapati. Mr. Mahendrabhai shambhubhai Prajapati	Rs. 6,14,345/- (Rupees Six Lakh Fourteen Thousand Three Hundred Forty Five Only)	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: 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 12011 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.	98774 37	Mr.Komal Rameshkumar Modi (Borrower) . Mrs. Shvetaben Komalbhai Modi	Rs. 4,82,949/- (Rupees Four Lakh Eighty Two Thousand Nine Hundred Forty Nine Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty	Rs. 25,000/- (Rupees Twenty Five Thousand	Physical
		(Co-borrower), Mr. Rameshbhai Chimanlal Modi (Co-borrower),	05 05-2021	Thousand Only)	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.	31	Mrs. Snehal Jigarbhai Modi (Borrower) . Mr. Jigar Rameshkumar Modi (Co-borrower),	Rs. 4,83,147/- (Rupees Four Lakh Eighty Three Thousand One Hundred Forty Seven Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
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Description of the Immovable Property: 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

-0	10				
8.	99145 28	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. 27,000/- (Rupees Twenty Seven Thousand Only)	Physical

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.

Ma	inesana.	Bounded:-East:-Society Road, v	vest:- Flat no 102, Noeth:- Open Land,	South:-Flat no 104	70.11	
9.	99008 97	MR. MUNABHAI ISMAILBHAI MANIYAR. MRS. ANISHABEN MUNABHAI MANIYAR	Rs. 10,78,869/- (Rupees Ten Lakh Seventy Eight Thousand Eight Hundred Sixty Nine Only)	Rs. 4,00,000/- (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 303 on 3rd floor Super buildup 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. 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 Guiarat, Bounded :- East :- Compound, West Flat No. 304, North :- Flat No. 302, South : - Society internal road

Rs. 61186226/- (Runees Six Crore Fleven | Property 1 - Property 1 | Physical

	100004461 & FCHIN02690001 00006637	HARSHADBHAI ZINZUWADIA DHARAMRAJ JEWELLERS HARSHAD KASTURCHAND ZINZUWADIA RAKSHABEN RAJESH ZINZUWADIA	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)	Rs. 1,40,00,000/- (Rupees One Crore Forty Lakh Only) And Property 2 – Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh Only)	Rs. 14,00,000/- (Rupees Fourteen Lakh Only) And Property 2 Rs. 13,00,000/- (Rupees Thirteen Lakh Only)	rilysical
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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. (Supe 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

10 TCHHE0269000 RAJESH

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) 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

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

Place: Ahmedabad Date- 08-02-2024

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
11.	10117676	Mr. SURYAVIRASINGH SISODIYA Mrs. CHANDUKUNWAR SISODIYA	Rs. 8,62,920/- (Rupees Eight Lakh Sixty Two Thousand Nine Hundred Twenty Only) 	Rs. 4,05,000/- (Rupees Four Lakh Five Thousand Only)	Rs. 40,500/- (Rupees Forty Thousand Five Hundred Only)	Physical

E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and 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:

12.	90871 10	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. 6,40,000/- (Rupees Six Lakh Forty Thousand Only)	Rs. 64,000/- (Rupees Sixty Four Thousand Only)	Physical
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Description of the Immovable Property: All that piece and parcel of the Immovable property being Flat No. 403, on the 4th Deep Riddh Apartment, Anad admeasuring about 540 Sq. fts, situated on the land bearing Survey No.584/1, T P 7, F P 102, in the village moje: Anand Registration District Sub District Anand, Bounded :- 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 property, Upper: Flat No. 503, Lower: Flat 303 of 3rd Floor, SR NO. 1547.

Rs. 7,60,000/-

Rs. 76,000/-

Physical

		369	Mrs. Santha Gopalakrishnan Acharya	08-05-2021	(Rupees Seven Lakh Sixty Thousand Only)		- 200000000
9			of the Immovable Property: All the rights				
	right	s thereto	g 58.06 sq. mtrs., undivided share proportion of the premises/campus known as "GUJAF	RAT HOUSING B	DARD", constricted on no	on-agriculture land for re	sidential use

Rs. 9,47,198/-

13. 10325 Mr. Manoj Gopalakrishnan Acharya.

Vadodara of Gujarat, Living Room 4814X3330, Living Room Balcony1735X1015, Kitchen 2145X2495, Kitchen Balcony-2145X1000 Bed Room - 3015X3080, W.C. - 1100X1080, Bath Room - 1045/1080X1680, Bounded as follows: East by: Adj. Flat No. A - 1301, West by: Adi, Flat No. B - 1301, North by : Common passage & Lift, South by : Marginal open space.

14.	50 1 1 1 1 1 1 1 1 1	Mr. KANJI AGAL. Mrs. BHARTIBEN AGAL		Rs. 3,95,000/- (Rupees Three Lakh Ninety Five Thousand Only)		The second secon
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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

j.	15.	10201 682	Mr. RAMCHANDAR RANA. Mrs.GEETA RAMCHANDARA	Rs. 7,99,482/- (Rupees Seven Lakh Ninety Nine Thousand Four Hundred Eighty Two Only)	Rs. 5,15,000/- (Rupees Five Lakh Fifteen Thousand Only)	Rs. 51,500/- (Rupees Fifty One Thousand Five Hundred Only)	Physical
1.				19-07-2019	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

Old Plot No. 305, Under Revenue Survey No. 546, Situated On The Entire NA Land Under Survey No. 546 & 547 Admeasuring Total Area Of 11 Acres And 33 Gunthas, Situated at Village: Varsamedi, Taluka: Anjar, District: Kutch. Bounded: East: - Gully/Lane, West: - Interna Road, North: - NAPlot No. 122, South: -NAPlot No. 124

	16.	10296	Mr. Ankit Nitinkumar Vyas	Rs. 28,54,863/- (Rupees Twenty	Rs. 15,00,000/-	Rs. 1,50,000/-	Physical
		835	(Borrower) .	Eight Lakh Fifty Four Thousand Eight	(Rupees Fifteen	(Rupees One	238
			Mrs. Megha	Hundred Sixty Three Only)	Lakh Only)	Lakh Fifty	
			Rameshkumar Shah		8200	Thousand Only)	
g			(Co-borrower),	02 06-2021		0.0000000000000000000000000000000000000	

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. 752/1/1of Moje Village: Kankrol, Ta: Himantnagar 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

17.	99366 31	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)		Physical
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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. South: - Flat no 2/E 207 and Stair

8.	10610 800	Mr. Chetankumar Vasantbhai Sorathia. Mrs. Jalpaben Chetankumar 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	
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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

19.	A CONTRACTOR OF THE PARTY OF TH	MR. DAYABHAI SHAMJIBHAI HIRANI (Borrower), Mrs. MUKTABEN DAYABHAI HIRANI (Co-borrower), Mrs. BHAVNA TILSIBHAI HIRANI (Co- borrower), Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-borrower),	Rs. 19,08,737/- (Rupees Nineteen Lakh Eight Thousand Seven Hundred Thirty Seven Only) 	(Rupees Six	Rs. 69,000/- (Rupees Sixty Nine Thousand Only)	Wich Professor	
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Description of the Immovable Property: Schedule – A

All the rights, piece & parcel of Immovable property bearing SHOP no 3, 4 & 5, on Ground Floor Shop no 3 carpet area admeasuring 10.12 Sq. Mtrs., Shop no 4 carpet area admeasuring 10.00 Sq. Mtrs., Shop no 5 carpet area admeasuring 09.03 Sq. Mtrs., Total Carpet area 29.25 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises known as "AKAR COMPLEX", 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

20.	10668 556 & TCHH F0259 00010 00658 90	MR. NANDAN MAHENDRABHAI RANPARA, MR. CHINTAN MAHENDRABHAI RANPARA, MRS. CHARMI NANDAN RANPARA MRS. CHETNA CHINTAN RANPARA MRS. VINABEN MAHENDRABHAI RANPARA	Rs. 852885/- (Rupees Eight Lakh Fifty Two Thousand Eight Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHHF0259000100065890 and an amount of Rs. 4440881/- (Rupees Forty Four Lakh Forty Thousand Eight Hundred Eighty One Only) is due and payable by you under Agreement no. 10668556 totalling to Rs. 5293766/- (Rupees Fifty Two Lakh Ninety Three Thousand Seven Hundred Sixty Six Only)	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty 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, buildup area admeasuring 62.17 Sq. Mtrs., along with Terrace Adm. 42.26 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHRI RAM PLAZA", constricted on nonagriculture land for residential use bearing Revenue Survey No. 287/2, Plot. No. 52, Situate at in municipal corporation of Rajkot City, Sut. District: & District: Rajkot of Gujarat. Bounded: - East: - Other property, West: - Common Road, North: - Shop Terrace, South: - Passage

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 27-02-2024 between 2.00 PM to 3.00 PM with limited extension

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 21-02-2024 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, Email 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/qaonw 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.

RELIGARE HOUSING DEVELOPMENT

Regd. Office: 1407, 14th Floor, Chiranjiv Tower, 43, Nehru Place, New Delhi 110019, Corporate Office: 8th Floor, Max House, Block A, Dr. Jha Marg, Okhla Phase 3, Okhla Indusrial Estate, New Delhi 110020, CIN No. U74899DL1993PLC054259, Website: www.religarehomeloans.com

POSSESSION NOTICE [(Appendix IV) Rule 8(1) Whereas the undersigned being the Authorized officer of Religare Housing Development Finance Corporation Limited (RHDFCL), a Housing Finance Company registered with National Housing Bank (fully owned by Reserve Bank of India) under the provision of the Securitisation an Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 OF 2002) (hereinafter referred to as "RHDFCL") and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice dated 28.06.2023 calling upon MAKWANA BHARATBHAI SIO PUNJABHAI SAJANBHAI MAKWANA AND BHAVANABEN BHARAT MAKWANA W/O MAKWANA BHARATBHAI BOTH R/O VERAVAD, TAL, KOTDA SANGANI, VILLAGE VERAVAL DIST RAJKOT-360001 GUJARAT ("The Borrower") & (The Co-Borrower) to repay the amount mentioned in the notice being Rs. 5,43,253.29/- (RupeesFive Lakh Forty Three Thousand Two Hundred Fifty Three And Paise Twenty Nine Only) along with interest from 23.06.2023 within 60 days from the date of receipt of the said notice.

"The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the 05 day of 02, 2024

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of "RHDFCL" for an amount of Rs.5,43,253.29/- (Rupees Five Lakh Forty Three Thousand Two Hundred Fifty Three And Paise Twenty Nine Only) and interest other charges thereon 23.06.2023.

"The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, If the borrower clears the dues of the "RHDFCL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "RHDFCL" and no further step shall be taken by "RHDFCL" for transfer or sale of the secured assets. Description of immovable property is as under:-

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF CONSTRUCTED RESIDENTIAL PROPERTY MEASURING 42.89 SQ. MTS. SITUATED AT VERAVAL NEW GAMTAL P PLOT NO.236 P HOUSE NO.3 AT KOTDA SANGANI, DIST. RAJKOT, BOUNDARIES AS FOLLOWS: EAST; OTHERS PROPERTY, WEST ROAD, NORTH: OTHERS PROPERTY, SOUTH: OTHERS PROPERTY

Place: RAJKOT Date:05-02-2024

**Authorized Officer** Religare Housing Development Finance Corporation Limited



AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769) Corporate Office, Axis House, Structured Assets Group, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025 Tel: +91 9920085385 www.axisbank.com

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation an Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower i.e. Maheshwai Refoils Pvt. Ltd. and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. Anilkumar Khajuromal Mehta Rekhaben Khajuromal Mehta, Geetaben Anilkumar Mehta, Kalpana Rathi and Jagruti K Shah that the below described immovable properties mortgaged/charged to Axis Bank Ltd. i.e Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Axis Bank Ltd., i.e. Secured Creditor will be sold on "As is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis" and "No Recourse Basis" on 07th March 2024, for recovery of Rs.9,63,20,714/- (Rupees Nine Crore Sixty Three Lakh Twenty Thousand Sever Hundred Fourteen) as on 30.06.2019 plus further interest from 01.07.2019 at the contractua

rate due to Axis Bank Limited i.e. Secured Creditor from the aforesaid Borrower / Guarantor(s)

Mortgagor(s)/Owner(s). The reserve price will be:

DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)	Auction II
•All that piece and parcel of property located at R.S No. 37/1 Paiki 2, Mouje Navagam, Tal-Kapadvanj, Dist Kheda in the name of Mr. Mehta Anilkumar Khajuromal (land admeasuring about 6800 sq. Mtrs.) •All that piece and parcel of property located at R.S No. 37/1 paiki 1, Mouje Navagam, Tal-Kapadvanj, Dist. Kheda in the name of Mr. Mehta Anilkumar Khajuromal, Mrs. Mehta Rekhaben Khajuromal, Mrs. Shah Jagruti Kapil and Mrs. Kalpana Rathi (land admeasuring about 5206 sq. Mtrs.) •All that piece and parcel of land pieces and parcels of immovable property situated at R.S No. 38, Mouje Navgam, Tal Kapadvanj, Dist. Kheda admeasuring 7284.00 sq. Mtrs together with the buildings and structures constructed/to be constructed thereon	4,05,00,000/- (Rupees Four Crore Five Lakh)	Rs.40,50,000/- (Rupees Forty Lakh Fifty Thousand)	291832
Plant & Machinery alongwith scrap on the aforesaid property	Rs. 1,62,00,000/- (Rupees One Crore Sixty Two Lakh)	Rs.16,20,000/- (Rupees Sixteer Lakh Twenty Thousand)	291833

The Borrower/Guarantor(s)/Mortgagor(s) attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

For detailed terms and conditions of the sale, please refer to the link provided i https://www.axisbank.com/auction-notices and/or https://axisbank.auctiontiger.ne

(Auction ID is mentioned above). Date:08 th February 2024 Place: Kapadvanj

Sd/- Authorised Officer Axis Bank Limite



AU SMALL FINANCE BANK LIMITED A SCHEDULED COMMERCIAL BANK (CIN:L36911RJ1996PLC011381)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE (For Immovable Property) Whereas, The undersigned being the Authorized Officer of the AU Small Finance. Bank Limited A Scheduled Commercial Bank under the "Securitization and

Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 02-November-2023 vide Ref. No.: CB/SAR/13-2/AGR/NOV-2023/02 Loan Account Nos.2021215230871150, 9001230722826627 & 2121215234663538 calling upon the Borrower/Mortgagors/Guarantors M/s. Siddhi Vinayak Gruh Udhyog Through It's Proprietor Mr. Arunbhai Ashokbhai Patni (Borrower), Mr. Arunbhai Ashokbhai Patni S/o Ashokbhai Gagubhai Patni (Mortgagor), Mrs Daxaben Arunbhai Patni (Guarantor), to repay the amount mentioned in the notices being is for Loan Account No. 2021215230871150 Rs. 35,43,622/-(Rupees Thirty Five Lakh Forty Three Thousand Six Hundred and Twenty Two Only), and for Loan Account No. 9001230722826627 Rs. 51,22,242/- (Rupees Fifty One Lakh Twenty Two Thousand Two Hundred and Forty Two Only) and for Loan Account No. 2121215234663538 Rs. 67,67,606/- (Rupees Sixty Seven Lakh Sixty Seven Thousand Six Hundred and Six Only) collectively total amount Rs. 1,54,33,470/- (Rupees One Crore Fifty Four Lakh Thirty Three Thousand Four Hundred Seventy Only) as on 2nd November 2023 aggregating total due (which includes principal, interest, penalties and all other charges) with further interest and charges until payment in full within 60 days from the date of notice/date of receipt of the said notice.

The borrower/mortgagor having failed to repay the amount, notice is hereby given to the borrower/ mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 05th day of February of the year 2024. "The borrower's attention is invited to provisions of sub section (8) of section 13 of

the Act, in respect of time available to redeem the secured assets"

The borrower/Co borrowers/ mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AU Small Finance Bank Limited for an amount of for Loan Account No. 2021215230871150 Rs. 35,03,875/- (Rupees Thirty Five Lakh Three Thousand Eight Hundred and Seventy Five Only), and for Loan Account No. 9001230722826627 Rs. 53,01,153/- (Rupees Fifty Three Lakh One Thousand One Hundred and Fifty Three Only) and for Loan Account No. 2121215234663538 Rs. 66,14,476/- (Rupees Sixty Six Lakh Fourteen Thousand Four Hundred and Seventy Six Only) collectively total amount Rs. 1,54,19,504/-(Rupees One Crore Fifty Four Lakh Nineteen Thousand Five Hundred Four Only) as on 19/01/2024 and further interest & expenses thereon until full payment.

# Description of immovable properties

1. All That Part and Parcel of Immovable Property of Shed No. 9 (Shop No. 3) Admeasuring 35 Sq. Yards Of "Shri Shyam Industrial Association" Lying and Situated at Final Plot No. 133 Paiki of Town Planning No. 11 Of Mouje Rakhiyal of Taluka Maninagar of District Ahmedabad, Gujarat. Owned by Mr. Arunbhai Ashokbhai Patni. East-Shop No. 12 West-Road, North-Shop No. 4 South-Shop No. 2 2. All That Part and Parcel of Immovable Property of Shed No. 8 (Shop No. 2)

Admeasuring 37 Sq. Yards of "Shri Shyam Industrial Association" Lying and Situated at Final Plot No. 133 Paiki of Town Planning No. 11 of Mouje Rakhiyal of Taluka Maninagar of District Ahmedabad, Gujarat. Owned by Mr. Arunbhai Ashokbhai Patni. East-Shop No.12 West-Road, North-Shop No. 3 South-Shop No. 1

3. All That Part and Parcel of Immovable Property of Shed No. 11 (Shop No. 5) Admeasuring 55 Sq. Yards Of "Shri Shyam Industrial Association" Lying and Situated at Final Plot No. 133 Paiki of Town Planning No. 11 of Mouje Rakhiyal of Taluka Maninagar of District Ahmedabad, Gujarat. Owned by Mr. Arunbhai Ashokbhai Patni. East-Shop No.12 West-Road, North-Shop No. 6, South-Shop No. 4

4. All That Part and Parcel of Immovable Property Being Non-Agriculture Land Admeasuring 5000 Sq. Mtr. Lying and Situated at Revenue Survey No. 184, (Old Revenue Survey No. 38 Paiki 4) of Mouje Sultanpur of Taluka Talod of District Subarkantha. Gujarat. Owned by Mr. Arunbhai Ashokbhai Patni. Bounded As Under: - East- Revenue Survey No. 180 West- Revenue Survey Nos. 187 And 185, North-Revenue Survey No. 183 South-Revenue Survey Nos. 180 And 197.

All That Part and Parcel of Immovable Property, Industrial Shed No. 12/A Having Land Area Admeasuring 418 Sq. Meter. Together with Construction Admeasuring 135 Sq. Yards of Krishna (Rakhiyal) Industrial Estate Co-Operative Society Limited, Lying and Situated at Final Plot No. 128 Of Town Planning Scheme No. 11 of Revenue Survey No. 76+71/1a Paiki of Mouje Rakhiyal of Taluka Maninagar of District Ahmedabad, Gujarat. Owned by Mr. Arunbhai Ashokbhai Patni. East- Shed No. 12,

West-Dhobi Ghat, North-T.P. Road, South-Bholeshvar Estate. Date: 05.02.2024 Place : Mouje Rakhiyal of Taluka

**Authorised Officer** Maninagar of District Ahmedabad AU Small Finance Bank Limited







