2

10544993

089350

10461313

9295664

9979416

Jentibhai

Mr. Nitinbhai Chimanbhai Rakholiya

Mr. Chimanbhai Viraibhai Rakholiva

Rekha Gopal Patil

Damyantiben

Jani.

Mr.

Harishchander

Jhaburam

10413290 Ghanshvambha

## TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013 Branch Address: Office No 208 To 212 | 2Nd Floor, Eco Futurz, Nr. Khatu Shyamji Temple, New City Light Road, Surat- 395007.



## NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 days for Sale of Immovable Assets under the Security Interest (Enforcement) Rules, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 Notice Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer or TCHFL, will be sold on 21-08-2025 on "As is where is" & "As is where is" and "Whatever there is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned 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 21-08-2025. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before 20-08-2025 till 5.00 P.M. at Branch address TATA CAPITAL HOUSING FINANCE LIMITED. Office No 208 To 212 L2Nd Floor. For Entury, Nr. Khatu Shyamii Temple, New City Light Road, Surat, 395007. The sale of the Secured Asset/Immovable Property will be on "as is where condition is" as per brief particulars described herein below

Ľ	A1A 0	CAT THE TOO IN A TWANTE E HIN 125, Office No 200 10 212   214 1 1001, 2001 utilize, N. W. Oly Eight Today, out at 000007. The Sale of the Occurrence No. 1001 utilized the Particular Substitution of the Occurrence No. 1001 utilized										
5		.oan c No.	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on	Sr. No.		Name of Borrower(s)/Co-borrower(s) Legal Heir(s)/Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Outstanding as on
	102	57568	Mr. Divakar Vishwas Borge, Mrs. Nirmala Divakar Borge	Rs. 5,57,227/- (Rs. Five Lakh Fifty Seven Thousand Two Hundred Twenty Seven Only)  15-10-2024	Rs. 4,50,000/- (Rs. Four Lakh Fifty Thousand Only)  Earnest Money Deposit (EMD): - Rs. 45,000/- (Rupees Forty Five Thousand Only)  Type of possession: - Physical	Rs. 690589/- (Rupees Six Lakh Ninety Thousand Five Hundred Eighty Nine Only) 26-07-2025	11	10383252	Mrs. Pravinaben Bharatbhai Sutariya Mr. Bharat Babubhai Sutariya	Rs.13,90,697/- (Rs Thirteen Lakh Ninety Thousand Six Hundred Ninety Seven Only) 07-10-2024	Rs. 12,95,000/- (Rs. Twelve Lakh Ninety Five Thousand Only)  Earnest Money Deposit (EMD):- Rs. 1,29,500/- (Rupees One Lakh Twenty Nine Thousand Five Hundred Only)  Type of possession: - Physical	Rs. 1614780/- (Rupees Sixteen Lakh Fourteen Thousand Seven Hundred Eighty Only) 26-07-2025
⊢							D	. aulustian af	Alea Incorporable Duamantos	All the winder wines O manual	f Immovable property bearing Flet No. 500 on Fourth Fleer in	a bootleton Na IIO of colleton and a

Eight Hundred Sixty Three Only)

26-07-2025

Two Hundred Seventy Nine Only) is due and payable by

you under Agreement no. 10413290 and an amount o

Rs. 1064886/- (Rupees Ten Lakh Sixty Four Thousand

Eight Hundred Eighty Six Only) is due and payable by

Rs. 807049/- (Rupees Eight Lakh Seven Thousand

Forty Nine Only) is due and payable by you under

Agreement no. 10621776 and an amount of

payable by you under Agreement no. 9951195 and an

amount of Rs. 345361/- (Rupees Three Lakh Forty Five

Thousand Four Hundred Sixty Eight Only)

26-07-2025

Rs. 1483233/- (Rupees Fourteen

Lakh Eighty Three Thousand Two

26-07-2025

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 104 on first floor in building No. A/2 of which built-up area admeasuring 402.50 sq. foot i.e. 37.41 Sq. Mtrs. (super built-up area admeasuring 610 sq. foot), 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 "DHARAM NANDAN TOWNSHIP - 2". constructed on non-agricultural land for residential and local shop use bearing Revenue Survey No. 104/1+2+3, 103/4, 121/1, 151/1, 119/9, 165/1, 165/2, 155, 57/1 and 158/1, Block No. 198/A of which total area admeasuring 21.969 Sq. Mtrs., construction on South side NA land of which area admeasuring 12.069 sq. mtrs., Situate at Moie Village; Sayan, Sub- Dist. Olpad. District: Surat of Gujarat, Bounded: East: Adj. Block No. 218+219+223, West: Adj. Block No. 229+287+288, North: Adj. Block No. 223, South: Adj. Moje

Mrs. Shardaben Chimanbhai Rs.8,00,879/- (Rupees Eight Rs. 3,00,000/- (Rupees Three Lakh Only) Rs. 1931863/- (Rs. Nineteen Rakholiya Lakh Eight Hundred Seventy Lakh Thirty One Thousand

Earnest Money Deposit (EMD): -

Rs. 30,000 /- (Rupees Thirty Thousand Only)

Type of possession: - Physical

Type of possession : - Physical

Thousand Only)

**Earnest Money Deposit** 

(EMD): - Rs.23,000/-

Rs. 16.11.000/-

(Rs. Sixteen Lakh

Only)

Physical

Rs. 4.00.000/- (Rupees Four Lakh Only)

Earnest Money Deposit (EMD): -

leven Thousand Only

Description of the Immovable Property: All the piece & parcel of the said immovable property is bearing Flat No 502 on 5th floor in building no E/2, super buildup area admeasuring 585 Sq. Ft. i.e. 54.35 Sq. Mt., and buildup area admeasuring 386.26 Sq. Ft. i.e. 35.88 Sq. Mt. along with 27.52 Sq. Mt. Known as "DHARMANANDAN TOWNSHIP 1" in situate at survey no. 140/1+2+3, 103/4, 121/1, 151/1 and 119/9 block no. 189/B admeasuring 10,001 sq. mt, of Moje Village Sayan, Ta. Olpad, Dist: Surat Gujarat Bounded:- East: Building no F, West: Open Plot, North: Society Road, South: Building No. 196/A

Nine Only)

31-01-2020

Rs. 1292973/- (Rs. Twelve Lakh Mr. Pratap Rs. 8,88,177/- (Rupees Eight Rs. 4,95,000/-(Rupees Four Lakh Ninety Five Thousand Only) Shatrughan Singh Lakh Eighty Eight Thousand One Ninety Two Thousand Nine 3 10270204 Earnest Money Deposit (EMD): -Mrs. Manjulaben Hundred Seventy Three Only) Hundred Seventy Seven Only) Rs.49,500/- (Rupees Forty Nine Thousand Five Hundred Only) Kanubhai Chauhar 15-05-2022 26-07-2025 Type of possession : - Physical

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No.GF/04 on Ground Floor of which area admeasuring 48.00 sq. Mtrs. as per Built Up Area, Along with 12.86 sq. Mtrs. of undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SAI LOK AVENUE", constructed on non-agricultural land for residential use bearing Plot No. 21 & 22, Revenue Survey No. 27/1 admeasuring 2140 sq. meters., Situated at Moje Village: Gadbolni, Sub Dist: Ankleshwar, District: Bharuch of Gujarat. Bounded: - East:

Common Space, West: - Common Plot, North: Flat No. GF/05, South: Flat No. GF/03 Rs. 1187139/- (Rupees Eleven Lakh Rs.9,37,213/- (Rupees Nine Rs. 6,00,000/- (Rupees Six Lakh Only) TCHHL02 Gopal Sahebrao Patil Eighty Seven Thousand One Lakh Thirty Seven Thousand Earnest Money Deposit (EMD): -16000100 Two Hundred Thirteen Only) Hundred Thirty Nine Only) Rs. 60,000/- (Rupees Sixty Thousand Only)

07-06-2024

Nine Hundred Fifty Seven Only) is due and payable

by you under Agreement no. 10413290 and an

amount of Rs. 5,64,100/- (Rupees Five Lakh Sixty

Four Thousand One Hundred Only) is due and

Rs. 6,79,298/- (Rupees Six Lakh Seventy Nine

Thousand Two Hundred and Ninety Eight Only) is due

and payable by you under Agreement no. 10621776 and

loan account No. 9979416 and an amount of Rs.1,97,595/

Nine Hundred and Seventy Six Only)

14-05-2024

Rs. 8,18,609/-

Mr. Girishbhai Vallabhbhai

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 216 admeasuring 48.00 sq. yard, as per K.J.P. Block No. 121/216 Admeasuring 40.18 sq. mts. of open land, Along with 22.55 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "ARADHNA FLORA", constructed on non-agricultural land for residential use bearing Block No. 121 admeasuring He. 1-66 Are 48 sq. mts. i.e. 16648 sq. mts., of Moje Village Jolwa, Ta: Palsana, Dist: Surat of Gujarat. Bounded: East: - Adj. Plot no. 209, West: - Adj. Society's Internal Road, North: - Adj.

Plot no. 217, South: -Adj. Plot no. 215 Rs.2,30,000/-Mrs. Rs.4,04,957/- (Rupees Four Lakh Four Thousand Rs. 858279/- (Rupees Eight Lakh Fifty Eight Thousand (Rupees Two Lakh Thirty

Ghanshymbhai payable by you under Agreement no. 10461313 you under Agreement no. 10461313 totalling to (Rupees Twenty Three Shantibhai Jani Rs. 1923165/- (Rupees Nineteen Lakh Twenty Three totalling to **Rs. 9.69.057/-** (Rupees Nine Lakh Sixty Thousand Only) Nine Thousand Fifty Seven Only) Thousand One Hundred Sixty Five Only) Type of possession:-02-06-2021 26-07-2025 Physical Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat No. 304 on the 3RD Floor admeasuring 545 Sq. Feet i.e. 50.65 Sq.

Mts. Super Built up area & 366.27 sq. Feet i.e. 34.04 Sq. Mts. Built up area, along with 18.49 Sq. Mts. undivided share in the land of Road & Parking & 2.07 Sq. Mts. Undivided share in the land of C.O.P. totally admeasuring 20.56 Sq. Mts., in "Bhaktidhara Residency of Building No. C-3", Situated at Revenue Survey No. 56, 57, 59 Paiki Block No. 130 admeasuring 1 Hector, 31 Aare, 52 Sq. Mts. Akar Rs. 19.06 Paisa, of Moje Village Sayan, Ta: Olpad, Dist. Surat Bounded: East: - Adj. C. O. P., West: - Adj. Flat No. C/1=303, North: - Adj. Building no D/3, South: - Adj. Flat No. C/1=301

Rs. 241887/- (Rupees Two Lakh Forty One Thousand an amount of Rs. 2.08.301/- (Rupees Two Lakh, Fight Agarwal. **Earnest Money** Eight Hundred Eighty Seven Only) is due and payable Thousand Three Hundred and One Only) is due and Kavita 9310231 Deposit (EMD): payable by you under Agreement no. 9310231 and an by you under Agreement no. 9310231 and an amount of Harishchandra Rs. 1,61,100 /amount of Rs. 11.26.887/- (Rupees Eleven Lakh Twenty Rs. 1257397/- (Rupees Twelve Lakh Fifty Seven Agarwal 10621776 (Rupees One Lakh Thousand Three Hundred Ninety Seven Only) is due Six Thousand Eight Hundred and Eighty Seven Only) is Sixty One Thousand due and payable by you under Agreement no. 9295664 and payable by you under Agreement no. 9295664 One Hundred Only) totalling to Rs. 2306333/- (Rupees Twenty Three Lakh Totalling to Rs. 20,14,486/- (Rupees Twenty Lakh Fourteen Thousand Four Hundred and Eighty Six Only) Six Thousand Three Hundred Thirty Three Only) Type of possession: 19-09-2024 Physical 26-07-2025

Description of the Immovable Property: All the piece & parcel of Immovable property Flat No. 1104 on the 11th floor Admeasuring 812.92 Sq. Feet i.e. 75.52 Sq. Mts. uilt Up Area, Along with Undivided s page proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known a

"VATSALYA AVENUE", constructed on non-agricultural land for residential use bearing Revenue Survey No. 273, T. P. Scheme No. 1 (Udhna-Majura), Final Plot No. 59, Admeasuring 3469 Sq. Mts., Paiki 3041.22 Sq. Mts., of Moje Udhna, Taluka: Choryasi, City of Surat. Bounded: East: 40 Ft Road, West: Khadi, North: 80 Ft Road, South: -Adj. Society. Kalpeshbhai Rs.1.79.810/- (Rupees One Lakh Seventy Nine Thousand Rs. 623781/- (Rupees Six Lakh Twenty Three Rs. 3,00,000/-9951195 Rupees Three Lakh Thousand Seven Hundred Eighty One Only) is due and J Kothiya, Eight Hundred Ten Only) is due and payable by you under

(Rupees One Lakh Ninety Seven Thousand Five Hundred **Earnest Money** Ninety Five Only) is due and payable by you under loan Keshu Thousand Three Hundred Sixty One Only) is due and Deposit (EMD): -TCHIN02 account No. TCHIN0216000100090497 and an amount of Kothiya payable by you under Agreement no. 9979416 and an Rs. 30,000 /-Rs.3,92,297/- (Rupees Three Lakh Ninety Two Thousand 16000100 amount of Rs. 320003/- (Rupees Three Lakh Twenty (Rupees Thirty 090497 Two Hundred Ninety Seven Only) is due and payable by Thousand Three Only) is due and payable by you unde Thousand Only Agreement no. TCHIN0216000100090497 totalling to you under loan account No. 9951195 totaling to Rs.7,69,702/- (Rupees Seven Lakh Sixty Nine Thousand Rs. 1289145/- (Rupees Twelve Lakh Eighty Nine Type of possession Thousand One Hundred Forty Five Only) Seven Hundred Two Only) Physical 18-10-2022 26-07-2025 Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat No. 201 on the 2nd floor admeasuring 583 sq. mts. i.e. 54.18 Sq. Mtrs

as per Super Built up area & 387 Sq. Fts. i.e., 35.97 sq. mts. Built Up Area, along with 24.66 sq. mts. of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "HARIKRUSHNA RESIDENCY", Building No. "L", constructed on non-agricultural land for Residential use bearing Revenue Survey No. 338/B Admeasuring 19233 Sq. Mtrs., Situated at Moje Village: Umra, Ta: Olpad, Dist: Surat of Gujarat Bounded:- East Block No. 336, West :- Adj. Road, North :- Block No. 339, South :- Block No. 338/A.

Rs. 5,30,559 /- (Rupees Five Lakh Thirty Thousand Rs. 20,00,000/- (Rupees Rs. 2367569/- (Rupees Twenty Three Lakh Sixty Seven Thousand Five Hundred Sixty Nine Only) is Five Hundred and Fifty Nine Only) is due and Twenty Lakh Only) Rajeshkumar payable by you under Agreement no. 10688506 and due and payable by you under Agreement no. 10145615 Rasiklal Mehta **Earnest Money Deposit** an amount of Rs.20,87,417/- (Rupees Twenty Lakh 10145615 and an amount of **Rs. 678899**/- (Rupees (EMD): - Rs. 2.00.000/-Eighty Seven Thousand Four Hundred and Six Lakh Seventy Eight Thousand Eight Hundred 10688506 (Rupees Two Lakh Only) Mrs. Jalpaben Seventeen Only) is due and payable by you under Ninety Nine Only) is due and payable by you unde Raieshkumar Agreement no. 10145615 totaling to Rs. 26,17,976/-Agreement no. 10688506 totalling to Type of possession : -(Rupees Twenty Six Lakh Seventeen Thousand Rs. 3046468/- (Rupees Thirty Lakh Forty Six

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 104 on 1st Floor as per site In Block "E/1" buildup area

admeasuring 66.63 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 "STAR MANORATH", constricted on non-agriculture land for residential use bearing Block No.350, Revenue Survey No.144/2, T.P. Scheme No.48 (Kholwad), F.P.No.140 Situate at Moje Village: Kholwad, Sub District: Kamrej, District: Surat of Gujarat. Bounded: - East: - Road, West: - Building No. E/2., North: - Road, South:-Road

Savaliya. Mrs. Nayanaben 9 10478429 Hundred Thirty Three Only) Rs. 40,000/- (Rupees Forty Thousand Only) 02-06-2021 Girishbhai Savaliva 26-07-2025 Type of possession : - Physical Description of the Immovable Property: All the piece & Parcel of Immovable property bearing Plot no A-224 admeasuring 42.42 Sq. Mtrs. along with 20.00 sq. mtrs.

Total Admeasuring 62.42 Sq. Mtrs. undivided share in the land of Road in the premises/campus known as "SAVAN GREEN CITY", Constricted on non-agriculture land for residential use of Survey/Block No. 85 Total admeasuring 37489 Sq. Mtrs., Paiki Sub plot no 3 Total admeasuring 28800.00 Sq. Mtrs., Situate at Moje Village: Kararvel, Taluka: Ankleshwar, Dist: Bharuch. Gujarat

Rs.2,99,371/-Rs.2,71,000/- (Rs Two Lakh Seventy One Thousand Only) Rs. 691489/- (Rupees Six Lakh Mrs. Sitadevi (Rupees Two Lakh Ninety Ninety One Thousand Four Earnest Money Deposit (EMD):-Ramashankar Maurya Nine Thousand Three 10 9990565 Hundred Eighty Nine Only) Rs.27,100/- (Rs Twenty Seven Thousand One Hundred Only) Mr. Ramashankar Hiralal Hundred Seventy One Only) Maurva Type of possession : - Physical 26-07-2025 27-09-2021

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 102, admeasuring 31.04 Sq. Mtrs., i.e. 334 Sq. Ft, Buildup area 17.94 Sq. Mt, i.e. 193 sq. ft. along with 05.38 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 "MAN MADIR COMPLEX", at VALLABH NAGAR constricted on non-agriculture land for residential use bearing Revenue Survey Reg. Block No. 121, Plot no 135 admeasuring 61.37 Sq. Mtrs., and Plot no 136 admeasuring 61.37 Sq. Mtrs., Plot no 137 admeasuring 61.37 Sq. Mtrs., Total Adm. 1981.94 Sq. ft. i.e. 184.11 sq. mt. Paiki Situate at Moje Village: Vareli, Sub District: Palsana, District: Surat of Gujarat Bounded: - East: - Adj. Plot No.150 & 151 & 152, West: - Adj. 7.50 Miters Society Road, North: - Adj. Plot No. 134, South: - Adj. Plot No. 138

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 503 on Fourth Floor in building No. H2 of which area admeasuring 41.49 sq. mtrs. (as per sanctioned plan) 42.55 Sq. Mtrs. (as per RERA/ said Act) carpet area, 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 "STAR PAVITRA NAGRI", constructed on non-agricultura land for residential use bearing Block No. 2915, T.P. No. 48 (Kholvad), Final Plot No. 86, Situate at Moje Village; Kholvad, Sub- Dist.; Kamrej, District; Surat of Gujarat.v Bounded: - East: - R-09 Sub Center, West: - FP 87, North: - 24 mtr DP Road, South: -18 mtr TP Road.

Rs.14,76,964/- (Rupees Rs.9,50,000/- (Rs. Nine Lakh Fifty Thousand Only) Rs. 1797692/- (Rupees Seventeen Rajeshbhai Somjibhai Barapatre Fourteen Lakh Seventy Six Earnest Money Deposit (EMD): - Rs. 95,000 /-Lakh Ninety Seven Thousand Six 10330210 Thousand Nine Hundred Ashaben Raieshbhai Barapatre Hundred Ninety Two Only) (Rupees Ninety Five Thousand Only) Sixty Four Only) **Jagdish Somdas Barapatre** 26-07-2025 Type of possession : - Physical 07-08-2024

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 157 admeasuring 80.00 sq. yard i.e. 66.89 sq. mts., Along with 37.75 sq. mts. i.e. 45.15 sq. yard undivided share in the land of Road Margin, totally 104.64 sq. mts. i.e. 125.15 sq. yard, and all internal and external rights thereto in the premises/campus known as "RUDRAKSH HOME", constructed on non-agricultural land for residential use bearing Revenue Survey No. 357/2B, 357/2A & 357/2C, Block No. 145/A, Khata No. 547 admeasuring He. Aare 1-84-67 sq. mts., of Moje Village Mulad, Ta: Olpad, Dist: Surat of Gujarat Bounded: East: - Adj. Society Road, West: Property of Plot No. 164, North: - Property of Plot No. 158, South: - Property of Plot No. 156. Rs. 1757241/-

Rs.14.90.000/- (Rs Fourteen Lakh Ninety Thousand Only)

Earnest Money Deposit (EMD): -

Rs.1.49.000/- (Rs One Lakh Forty Nine Thousand Only)

Shop No 125 Rs. 8,90,000/-

Shop No 125 Earnest Money Deposit (EMD): - Rs. 89,000/

Shop No 126 - Rs.8.90.000/-

Shop No 126 - Earnest Money Deposit (EMD):- Rs. 89,000/-

(Rupees Seventeen Lakh Fifty

Seven Thousand Two Hundred

Rs. 2770040/-

(Rupees Twenty Seven Lakh

Seventy Thousand Forty Only)

Rs. 4600660/- (Rupees Forty Six Lakh Six Hundred

Sixty Only) is due and payable by you under Agreemen

no. TCHHF0216000100006095 and an amount of

Rs. 906248/- (Rupees Nine Lakh Six Thousand Two

Rs. 825750/- (Rupees Eight Lakh Twenty Five

Thousand Seven Hundred Fifty Only) is due and

payable by you under Agreement no. 10453120 and ar

amount of Rs. 375481/- (Rupees Three Lakh Seventy

Five Thousand, Four Hundred Fighty One Only) is due

and payable by you under Agreement no.

TCHIN0216000100091637 and an amount of **Rs. 428539**/

(Rupees Four Lakh Twenty Eight Thousand Five

Hundred Thirty Nine Only) is due and payable by you

under Agreement no. TCHIN0216000100167597

otalling to Rs. 1629770/- (Rupees Sixteen Lakh Twent

Nine Thousand Seven Hundred Seventy Only)

26-07-2025

Rs.15,13,955/- (Rupees Fifteen

Lakh Thirteen Thousand Nine

Hundred Fifty Five Only)

Bounded: East: - By Society Road, West: - By Margin and Boundary, North: - By Margin and Building no. 'E', South: - By Building no. 'C'

Rs.22.49.847/-

(Rupees Twenty Two Lakh Forty

Nine Thousand Eight Hundred

and Forty Seven Only)

Ravi Mansukhbhai

Changani

Kantaben Premjibhai

Arun Bhupatbhai

Sheetal Arunbha

Dhanani

10491542

10622408

Forty One Only) 15-10-2024 Changani Type of possession : - Physical 26-07-2025 Description of the Immovable Property: All the piece and parcel of the immovable property bearing Flat no. 801 having built up area of 39.84 Sq. Mtrs. and carpet area of 36.54 Sq. Mtrs. along with Proportionate share in the undivided land admeasuring 14.94 Sq. Mtrs. located on the Eight floor of Building no. "D" in the Premises/Building known as "Bhakti Heights" constructed on Non-Agricultural land meant for residential purpose admeasuring 5453 sq. Mtrs. bearing Final Plot no. 231 of T.P. Scheme no. 66 of Block no. 772 admeasuring 7790 Sq. Mtrs. of Revenue Survey no. 476/3 of Mouje Village: Kosad, Sub-District, Taluka: Adajan, District: Surat. Gujarat

Rs. 1977953/- (Rupees Nineteen Rs.10,16,630/- (Rupees Ten Rs.5,00,000/- (Rupees Five Lakh Only) Mr. Sanjaybhai B Dabhi Lakh Seventy Seven Thousand Nine Lakh Sixteen Thousand Six Earnest Money Deposit (EMD): -9841478 Mrs. Jyotiben Hundred Fifty Three Only) Hundred Thirty Only) Rs.50,000/- (Rupees Fifty Thousand Only) Sanjaybhai Dabhi 06-03-2020 Type of possession : - Physical 26-07-2025

Description of the Immovable Property: All the piece & parcel of the immovable property bearing Plot No. 101, Admeasuring Plot area 50.17 Sq. Mt. along with 32.93 Sq. Mt undivided share in road located in 'Dharma Row House' situated at revenue survey no. 96, 97, 94, 92 block no. 54/A/1, admeasuring 22000 Sq. Mt. of Moje village syadala Ti Olpad Dist: Surat. Bounded: - East: - Plot No. 102, West: - Plot No. 100, North: - Road, South: - Plot No. 81

11-07-2024 Type of possession: - Physical Description of the Immovable Property: Property 1:- All the piece & parcel of Immovable property bearing Shop No. 125 on the 1st floor admeasuring 162 sq. fts. .e., 15.06 Sq. Mtrs. As per Carpet area, & 16.02 sq. mts. as per Built Up area, along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "CITY HEART", constructed on non-agricultural land for Commercial use bearing Situate at Khata No. 1683, Revenue Survey No. 462. Revenue Block No. 746/B/2/3 Admeasuring He. 0-37-71 sg. mts., T. P. Scheme No. 66 (Kosad-Variyav), Final Plot No. 208 Paiki Sub Plot No 3 Totally Admeasuring 3071 sq. mts., of Moje Village Kosad, City of Surat. Bounded as follows: - East by : Open Space of Adj. Building, West by : Adj. Passage, North

by: Property of Adj. Shop No. 112, South by: Property of Adj. Shop No. 126. Property 2: - All the piece & parcel of Immovable property bearing Shop No. 126 on the 1st floor admeasuring 162 sq. fts., i.e., 15.06 Sq. Mtrs. As per Carpet area, & 16.02 sq. mts. as per Built Up area, along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "CITY HEART", constructed on non-agricultural land for Commercial use bearing Situate at Khata No. 1683, Revenue Survey No. 462. . Revenue Block No. 746/B/2/3 Admeasuring He. 0-37-71 sq. mts., T. P. Scheme No. 66 (Kosad-Variyav), Final Plot No. 208 Paiki Sub Plot No. 3 Totally Admeasuring 3071 sq. mts., of Moje Village Kosad, City of Surat. Bounded as follows: - East by : Open Space of Adj. Building, West by : Adj. Passage, North by : Property of Adj. Shop No. 125, South by: Property of Adj. Shop No. 127.

Rs. 27,34,713/- (Rupees Twenty-Seven Lakh Thirty-Mr. Avinash CHHF02 Jagnani . Four Thousand Seven Hundred Thirteen Only) is due 16000100 Panna Textile 067294 hravankuma TCHHF0 Jagnani, 16000100 Mrs. Priva 006095 Avinash Jagnani

and payable by you under loan account No. TCHHF0216000100006095 and an amount of Rs. 5,52,200/- (Rupees Five Lakh Fifty Two Thousand Two Hundred Only) is due and payable by you under loan account No. TCHHF0216000100067294 totaling to Rs.32,86,913/- (Rupees Thirty Two Lakh Eighty Six Thousand Nine Hundred Thirteen Only ) 11-01-2022

Hundred Forty Eight Only) is due and payable by you Rs.1.50.000/- (Rupees under Agreement no. TCHHF0216000100067294 One Lakh Fifty Thousand totalling to Rs. 5506908/- (Rupees Fifty Five Lakh Six Only) Thousand Nine Hundred Eight Only) Type of possession : **Physical** 

Rs. 7,90,000/

(Rupees Sever

Lakh Ninety

Thousand Only

**Earnest Money** 

Deposit (EMD):

Rs. 79,000/-

(Rupees Sevent

Nine Thousand

Type of possession

Rs. 15,00,000/-(Rupees

Fifteen Lakh Only)

Earnest Money Deposit

(EMD): -

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Shop No. 127 on 1st Floor, Carpet area admeasuring 154 Sq. Foot i.e. 14.31 Sq. Meters, 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 "Shree Krishna Market", constructed on non-agricultural land for commercial use bearing City Survey Ward No. 3, Nondh No. 2885-D-1-A-8-B paiki Plot No. 35 to 40, Situate at Salabatpura Ring Road, Sub-District: Surat (City), District: Surat of Gujarat. Bounded:- East: - Kinnari Cinema Wall, West:- Metro Tower, North :- Salabatpura Road, South :- Ring Road

Jangoo Vanasinh TCHIN02 Kalesh. 16000100 Geeta Jangoo 091637 & 16000100 167597

9925234

9983207

Manojbhai

Babubhai

Vegad,

Mrs.

Kajalben

Manojbhai

Rs.2,89,029 /- (Rupees Two Lakh Eighty Nine Thousand and Twenty Nine Only) is due and payable by you under Agreement no. TCHIN0216000100091637 and an amount of Rs.7,07,619 /- (Rupees Seven Lakh Seven Thousand Six Hundred and Nineteen Only) is

due and payable by you under Agreement no. 10453120 and an amount of Rs.3.71.133/- (Rupees Three Lakh Seventy One Thousand One Hundred and Thirty Three Only) is due and payable by you under Agreement no TCHIN0216000100167597 Totalling to Rs.13,67,781/-(Rupees Thirteen Lakh Sixty Seven Thousand Seven Hundred and Eighty One Only) 07-08-2024

sq. mts., Along with 24.64 sq. mts. (Total admeasuring 64.82 sq. mts.), of Undivided share proportionate share in the underneath land and all internal and external rights theret in the premises/campus known as "MAHEK RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 42/1 Paiki, 42/2, 41/1 Paik 40/2 Paiki, 39/3, 39/4, Block No. 42, 43 & 44 admeasuring 22156 sq. mts., of Moje Village Madhar, Ta: Olpad, Dist: Surat of Gujarai Bounded as follows: - East by : Adi. Plot No. 58. West by : Adi. Plot No. 56. North by : Adi. Plot No. 32. South by : Adi. SOSA Road. Rs. 8,37,612/- (Rupees Eight Lakh Thirty Seven Thousand Six Hundred Twelve Only) is due and payable by you under Agreement no. 9925234 and ar amount of Rs. 3,94,114/- (Rupees Three Lakh Ninety

Four Thousand One Hundred Fourteen Only) is due

and payable by you under Agreement no. 9983207

totalling to Rs.12,31,726/- (Rupees Twelve Lakh Thirt

One Thousand Seven Hundred Twenty Six Only)

02-06-2021

Rs.3.95.000/-(Rupees Three Lakh Ninety Five Thousand Only) **Earnest Money Deposit** (EMD): - Rs. 39,500 /-Rupees Thirty Nine Thousar Five Hundred Only) Type of possession :

Physical

Rs. 6.00.000/-

Rupees Six Lakh Only

Rs. 747666/- (Rupees Seven Lakh Forty Seven Thousand Six Hundred Sixty Six Only) is due and payable by you under Agreement no. 9983207 and ar amount of Rs. 1469387/- (Rupees Fourteen Lakh Sixty Nine Thousand Three Hundred Eighty Seven Only) is due and payable by you under Agreement no. 9925234 totalling to Rs. 2217053/- (Rupees Twenty Two Lakh Seventeen Thousand Fifty Three Only)

26-07-2025

Description of the Immovable Property: Description of the Immovable Property: All the piece & parcel of Immovable property Flat No. B-501 on the 5th Floor, in block no "B" admeasuring 994 Sq. Feet i.e. 92.38 Sq. Mts. Super Built up area & 646 Sq. Feet i.e. 60.04 Sq. Mts. Built up area, Along with 38.13 Sq. Mts. undivided share in the land "Bhaktidhara Residency - 2", Situated at Revenue Survey No. 54, Block No. 128 admeasuring 9915 Sq. Mts. Akar Rs. 13.00 Paisa, of Moje Sayan, Ta: Olpad, Dist. Sura Bounded: - East: - Adj. Residency Road, West: - Flat no B-502, North: - Flat no B-502, South: - Adj. Residency Road

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 57 admeasuring 48.00 sq. yard, As Per Passing admeasuring 40.18

Rs. 5,51,329 /- (Rupees Five Lakhs Fifty One Thousand Mukesh Three Hundred and Twenty Nine Only) is due and payable 9311586 Madhabhai by you under loan account no. 9311586 and an amount of Mavani, Rs. 2.62.189/- (Rupees Two Lakhs Sixty Two Thousand TCHIN02 One Hundred and Eighty Nine Only) is due and payable 6000100 by you under loan a/c No. TCHIN0216000100062879. i.e. Mukesh 062879 Totaling to Rs. 8,13,518/- (Rupees Eight Lakhs Thirteen Mavani Thousand Five Hundred and Eighteen Only) 23-12-2023

**Earnest Money** Deposit (EMD): Rs.60,000/- (Rupees Sixty Thousand Only Type of possession :

Forty Eight Only) is due and payable by you under Agreement no. TCHIN0216000100062879 and an amount of Rs. 755311/- (Rupees Seven Lakh Fifty Five Thousand Three Hundred Eleven Only) is due and payable by you under Agreement no. 9311586 totalling to Rs. 1139359/- (Rupees Eleven Lakh Thirty Nine Thousand Three Hundred Fifty Nine Only) 26-07-2025

Rs. 384048/- (Rs. Three Lakh Eighty Four Thousand

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat No. 304 on the 3rd floor admeasuring 916.45 sq. feet i.e., 85.14 Sq. Mts As per Super built up area & 619.45 sq. feet i.e. 57.55 Sq. Mts. As per Built up area, along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "MANSAROVAR RESIDENCY" Building No. C-10, constructed on non-agricultural land for residential use bearing Revenue Survey No. 683, Block No. 550/A admeasuring Hector 7-38-13 sq mts., Aakar Rs 29.89 Paisa of Moje Village Kathor, Ta: Kamrej, Dist: Surat of Gujarat. Bounded East :- Property of building Adj. to Mansarovar Plaza, West :- Adj Society Road, North :- Property of Adj. C.O.P, South :- Property of Adj. Building No. A-9.

10405041	Sobansinh	Rs.7,00,632/- (Rupees Seven La
&	Narayansinh	Two Only) is due and payable by y
TCHIN021	Bishi	No. 10405041 and an amount of F
60001001	Sampati Devi	Three Lakh Thirty Six Thousand
17574	Campan Dovi	Five Only) is due and payable by y
		No. TCHIN0216000100117574 tota
		(Purpose Ton Lakh Thirty Sayon Ti

akh Six Hundred Thirty vou under loan account Rs.3.36.895/- (Rupees Eight Hundred Ninety vou under loan accoun taling to **Rs.10,37,527**/-(Rupees Ten Lakh Thirty Seven Thousand Five Hundred Twenty Seven Only)

15-11-2023

(Rupees Six Lakh Only) Earnest Money Deposit (EMD):-Rs.60.000/- (Rupees Sixty Thousand Only Type of possession : -Physical

Rs.6.00.000/

Rs. 446014/- (Rs. Four Lakh Forty Six Thousand Fourteen Only) is due and payable by you under Agreement no. TCHIN0216000100117574 and an amount of Rs. 966397/- (Rupees Nine Lakh Sixty Si: Thousand Three Hundred Ninety Seven Only) is due and payable by you under Agreement no. 10405041 totalling to Rs. 1412411/- (Rupees Fourteen Lakh Twelve Thousand Four Hundred Eleven Only) 26-07-2025

Description of the Immovable Property: All The Piece & Parcel of Immovable Property Bearing Plot No. 73 admeasuring 40.15. sq. mts. i.e., 48 sq. yard, Along with 33.18 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "NILKANTH VILLA" constructed on non-agricultural land for residential use bearing Revenue Survey No. 348 Paiki, 350/2, 351, Block No. 327/A admeasuring 8100 sq. mts., of Moje Village Kuyarda, Ta: Mangrol, Dist: Surat, Bounded: Fast: Adi, Society Road, West: Plot No. 84, North: Plot No. 72, South: Plot No. 74

To be continued...

Rs.8,05,031/- (Rupees Eight

Lakh Five Thousand Thirty

One Only)

06-05-2023

Mr. Anil Devjibhai

Dabhi

Mr. Devjibhai

**Dnyaneshwar Hande** 

22 10492342

085805

Rs. 612342/-

(Rupees Six Lakh Twelve

Rs. 1238573/-

Rs. 1344654/- (Rupees Thirteen

Lakh Forty Four Thousand Six

Hundred Fifty Four Only)

Rs. 1822895/- (Rupees Eighteen

Lakh Twenty Two Thousand Eight

Hundred Ninety Five Only)

# TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A. Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013. Branch Address: Office No 208 To 212 | 2nd Floor, Eco Futurz, Nr. Khatu Shyamji Temple, New City Light Road, Surat- 395007.

			· · · · · · · · · · · · · · · · · · ·		, ,
Sr. No.	Loan A/c No.	Name of Borrower(s)/Co-borrower(s) Legal Heir(s)/Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Outstanding as on
21	10480835 & TCHIN021 600010008 7615	Sujaram Chhogaram, Hataram Chhogaram, Bhamari Devi Sujaram	Rs. 109340/- (Rupees One Lakh Nine Thousand Three Hundred Forty Only) is due and payable by you under Agreement no. TCHIN0216000100087615 and an amount of Rs. 1182847/- (Rupees Eleven Lakh Eighty Two Thousand Eight Hundred Forty Seven Only) is due and payable by you under Agreement no. 10480835, i.e. Totalling to Rs. 1292187/- (Rupees Twelve Lakh Ninety Two Thousand One Hundred Eighty Seven Only)	Rs. 9,00,000/- (Rs. Nine Lakh Only)  Earnest Money Deposit (EMD): - Rs. 90,000/- (Rupees Ninety Thousand Only)  Type of possession: Physical	Rs. 1470027/- (Rupees Fourteen Lakh Seventy Thousand Twenty Seven Only) is due and payable by you under Agreement no. 10480835 and an amount of Rs. 141331/- (Rupees One Lakh Forty One Thousand Three Hundred Thirty One Only) is due and payable by you under Agreement no. TCHIN0216000100087615 totalling to Rs. 1611358/- (Rupees Sixteen Lakh Eleven Thousand Three Hundred Fifty Eight Only)  26-07-2025

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 57 admeasuring 40.15 sq. mts. i.e., 48.00 sq. yard, Along with 22.01 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "RAM KRISHNA RESIDENCY-1", constructed on non-agricultural land for residential use bearing Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 246, Block No. 230 admeasuring He. 2-61-03 Prati Aare sg. mts., & Block No. 241 admeasuring He. 0-09-10 Prati Aare sg. mts., Totally He. 2-70-13 Prati Aare sg. mts., of Moje Mota, Ta: Bardoli, Dist: Surat of Gujarat. Bounded: - East: - Adj. Plot No. 54, West: - Adj. Society Internal Road, North: - Adj. Plot No. 58, South: - Adj. Plot No. 56

Rs.3,51,000/- (Rupees Three Lakh Fifty One Thousand Only)

Earnest Money Deposit (EMD): -

Rs.35,100/- (Rupees Thirty Five Thousand One Hundred Only)

Type of possession: - Physical

26-07-2025 25-09-2019 Odhavjibhai Dabhi Type of possession : - Physical Description of the Immovable Property: All the piece & parcel of the said immovable property is bearing Building No. H 1, Flat no. 201 on the Second floor admeasuring 676 Sq. Ft. Super Built-up area 41.17 Sq. mts. Along with 26.19 Sq. mts. Undivided share in the land of Road & C.O.P. Located at "Haridarshan Residency" Block No. 18, 19, 20 paiki 1, 21 & 27 (after merge new Block no. 18) Totally admeasuring 1,39,807.00 Sq. Mts. of Moje Village: Shekhpur, Ta: Kamrej, Dist: Surat, Gujarat.

Bounded: East: - Building No H-1 Flat No 202, West: - Applicable Open Plot, North: - Applicable wall, South: - Building No H-1 Flat No 204 Rs.7,39,871/- (Rupees Seven Rs.5,90,000/- (Rupees Five Lakh Ninety Thousand Only) Rs. 1050804/- (Rupees Ten Lakh Ashaben TCHHL02 Lakh Thirty Nine Thousand Eight Fifty Thousand Eight Hundred Earnest Money Deposit (EMD): -**Dnyaneshwar Hende** 23 16000100 Hundred Seventy One Only) Four Only) Rs.59,000/- (Rupees Fifty Nine Thousand Only)

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 174 of which area admeasuring 46.84 Sq. Mtrs, along with 47.02 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "JALARAM RESIDENCY PART-1", constructed on non-agricultural land for Residential use bearing Revenue Survey No. 324, Block No. 346 Admeasuring 3-07-56 sq. mts. i.e., 30756 sq. mts. of which Akar is Rs.3076.10 Paisa, Situated at Moje Village: Kudsad, Ta: Olpad, Dist: Surat of Gujarat. Bounded:- East:- Adj. Plot No. 185, West:- 25 FT Road, North: - Adj. Plot No. 175, South: Adj. Plot No. 173

Rs. 8.60.000/- (Rupees Eight Lakh Sixty Thousand Only) Rs. 7,95,289/- (Rupees Seven Rs. 933995/- (Rupees Nine Mr. Ashish Anantbhai Lakh Ninety Five Thousand Two Lakh Thirty Three Thousand Earnest Money Deposit (EMD):- Rs.86,000/-Patel 24 10171995 Nine Hundred Ninety Five Only) Hundred Eighty Nine Only) (Rupees Eighty Six Thousand Only) Mrs. Bhikhiben A 26-07-2025 15-10-2024 Type of possession : - Physical

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 250, admeasuring 48.00 sq. yards, as per K.J.P. Block No. 247/250 of which area admeasuring 40.15 sq. mtrs., as per C.O.P area admeasuring 22.32 sq. mtrs. and undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "ARADHANA GREEN LAND", constructed on non-agriculture land for residential use bearing Block No. 247, area admeasuring He. 4-29 Aare 28 sq. mtrs. i.e. 42928 sq. mtrs., Situate at Moje Village: Jolwa, Taluka: Palsana, District: Surat of Gujarat. Bounded: East: - Adj. Plot No. 225, West: - Adj. Society Internal Road, North: - Adj. Plot No. 251, South: - Adj. Plot No. 249.

Rs. 1032773/- (Rupees Ten Lakh Rs. 8,67,591/- (Rupees Eight Rs. 9,65,000/- (Rs. Nine Lakh Sixty Five Thousand Only) Bharat Fulabhai akh Sixty Seven Thousand Five Thirty Two Thousand Seven Earnest Money Deposit (EMD): - Rs.96,500/-Prajapati 25 9886703 Hundred Ninety One Only) Hundred Seventy Three Only) (Rupees Ninety Six Thousand Five Hundred Only) Subhadraben 26-07-2025 Bharatbhai Prajapati 17-08-2024 Type of possession : - Physical

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 405 admeasuring 62.50 sg. yard, As Per K.J.P. Block No. 159/405/A admeasuring 52.30 sq. mts., Along with 27.53 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "ARADHNA DREAM PART-1", constructed on non-agricultural land for residential use bearing Block No. 159, 162, New Block No. 159 admeasuring He. 3-31 Are 78 sq. mts. i.e. 33178 sq. mts., of Moje Village Jolwa, Ta: Palsana, Dist: Surat of Gujarat. Bounded: East: - Adj. Society Internal Road, West: Adj. Society Limit, North: - Adj. Plot No. 406, South: - Adj. Plot No. 404.

Rs.10,45,979/- (Rupees Ten Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand Only) Rs. 1668783/- (Rs. Sixteen Lakh Mr. Bhavesh Suresh Lakh Forty Five Thousand Nine Sixty Eight Thousand Seven Earnest Money Deposit (EMD): -Jogiya 26 10282142 Hundred Seventy Nine Only) Hundred Eighty Three Only) Rs.45,000/- (Rupees Forty Five Thousand Only) Mrs.Krishna Bhavesh 13-10-2021 26-07-2025 Jogiya Type of possession : - Physical

Description of the Immovable Property: All that piece and parcel of the All the Piece And Parcel Of Immovable Property Bearing Plot No. 10, total area admeasuring 64.79 Sq. Mtr., i.e. 77.75 Sq. Yard, Along With road, C.O.P area Adm. 40.12 sq. meters and along with Undivided Share Proportionate Share In The Land And All Internal And External Rights Thereto Of The Premises/ Campus Known As "MANSAROVAR VILLA", Situate At Revenue Survey No./Block No. 335 of which area admeasuring Hctare-Aare 4-14-81 sq. mtr. i.e. 41481 sq. mtr and aakar Rs.24.87 paisa, from North- East side area admeasuring 10500 sq. mtr. for residential use. Of Moie Village Utiyadra, Ta: Ankleshwar, Dist.: Bharuch of Gujarat. Bounded:- East:- Society Adjoining Road, West:- Adj. Block No. 335, North:- Plot No. 9, South:- Plot No. 11

Rs. 1170991/- (Rupees Rs.6.32.967/-Rs.2,70,000/- (Rupees Two Lakh Seventy Thousand Only) Mr. Bhupatbhai Dahyabhai Rupees Six Lakh Thirty Two Eleven Lakh Seventy Earnest Money Deposit (EMD): -Ginoya (Borrower) 27 9846828 housand Nine Hundred Sixty Thousand Nine Hundred Rs.27,000/- (Rupees Twenty Seven Thousand Only) Mrs. Javshreeben Bhupatbha Seven Only) Ninety One Only) Ginoya (Co-borrower) Type of possession : - Physical

03 05-2021

Description of the Immovable Property: All that piece and parcel of the Flat No. 304, On The 3rd Floor in building no A-1, Admeasuring 601.64 Sq. Feet i.e. 55.89 Sq. Meters Super Built Up Area & 392.09 Sq. Feet i.e. 36.43 Sq. Meters Built Up Area, Along With Undivided Share In The Land Of "Mansarovar Residency" Situate Revenue Survey No.683, Block No.550/A, Admeasuring Hector 7-83-13 Sq. Meters, Akar Rs.29.89 paisa, Of Moje: Village: Kathor, Tal: Kamrej, Dist: Surat Gujarat. Bounded: - East: - Adj. Building of Mansarovar Plaza, West: - Adj. Society road, Noeth: - Adj. Building no A-2, South: - Adj, COP and block no 552

Rs.40,00,000/- (Rupees Forty Lakh Only) Rs.64,29,135/-Rs. 8572115/- (Rupees (Rupees Sixty Four Lakh Eighty Five Lakh Seventy TCHHF02 Bulukumar Sureshkumar Earnest Money Deposit (EMD): -Twenty Nine Thousand One Two Thousand One 16000100 Jena Rs.4,00,000/- (Rupees Four Lakh Only) Hundred Thirty Five Only) Hundred Fifteen Only) 001882 Type of possession: - Physical 20-09-2023 26-07-2025

Description of the Immovable Property: Property 1 - All the piece & parcel of Immovable property bearing Shop No. 444 on the Fourth floor, of which area admeasuring is 14.87 sq. mts. as per Carpet area and 15.65 Sq. Mtrs as per Built Up Area, along with undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "PAVILLION PLAZA", constructed on non-agricultural land, bearing Revenue Survey No. 75, 80, 89. Block No. 139 Admeasuring He. 6-38-39 sq. mts., T. P. Scheme No. 69 (Dindoll-Godadara), Final Plot No. 124/B Admeasuring 14914 sq. mts. Paiki Final Plot No. 124/B/Sub Plot No. 3 Admeasuring 3151.46 sg. mts., Situated at Moje; Dindoli, Ta; Surat City, Dist; Surat of Gujarat. Bounded as Follows; - East; F.P. No. 172, West; 24.00 Mtrs T.P. Road, North : F.P. No. 173, South : F.P. No. 124/B/Sub Plot No. 2.

Property 2 - All the piece & parcel of Immovable property bearing Shop No. 445 on the Fourth floor, of which area admeasuring is 14.87 sq. mts. as per Carpet area and 15.65 Sq. Mtrs as per Built Up Area, along with undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/ campus known as "PAVILLION PLAZA". constructed on non-agricultural land, bearing Revenue Survey No. 75, 80, 89. Block No. 139 Admeasuring He. 6-38-39 sq. mts., T. P. Scheme No. 69 40 (Dindoll-Godadara), Final Plot No. 124/B Admeasuring 14914 sq. mts. Paiki Final Plot No. 124/B/Sub Plot No. 3 Admeasuring 3151.46 sq. mts., Situated at Moje: Dindoli, Ta:

Surat City, Dist: Surat of Gujarat. Bounded as Follows: - East: F.P. No. 172, West: 24.00 Mtrs T.P. Road, North: F.P. No. 173, South: F.P. No. 124/B/Sub Plot No. 2. Property 3 - All the piece & parcel of Immovable property bearing Shop No. 446 on the Fourth floor, of which area admeasuring is 14.87 Sq. mts. as per Carpet area and 15.65 Sq. Mtrs as per Built Up Area, along with undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "PAVILLION PLAZA", constructed on non-agricultural land, bearing Revenue Survey No. 75, 80, 89. Block No. 139 Admeasuring He. 6-38-39 sq. mts., T. P. Scheme No. 69 (Dindoll-Godadara), Final Plot No. 124/B Admeasuring 14914 sq. mts. Paiki Final Plot No. 124/B/Sub Plot No. 3 Admeasuring 3151.46 sq. mts., Situated at Moje: Dindoli, Ta: Surat City, Dist: Surat of Gujarat. Bounded as Follows: - East: F.P. No. 172, West: 24.00 Mtrs T.P. Road, North: F.P. No. 173, South: F.P. No. 124/B/Sub Plot No. 2.

Property 4- All the piece & parcel of Immovable property bearing Shop No. 447 on the Fourth floor, of which area admeasuring is 109,75 sq. mts. as per Carpet area and 114.56 Sq. Mtrs as per Built Up Area, along with undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "PAVILLION PLAZA", constructed on non-agricultural land, bearing Revenue Survey No. 75, 80, 89. Block No. 139 Admeasuring He. 6-38-39 sq. mts., T. P. Scheme No. 69 (Dindoll-Godadara), Final Plot No. 124/B Admeasuring 14914 sq. mts. Paiki Final Plot No. 124/B/Sub Plot No. 3 Admeasuring 3151.46 sq. mts., Situated at Moje: Dindoli, Ta: Surat City, Dist: Surat of Gujarat. Bounded as Follows: - East: F.P. No. 172, West: 24.00 Mtrs T.P. Road, North: F.P. No. 173, South: F.P.

No. 124/B/Sub Plot No. 2. Rs.11,22,379/- (Rupees Rs.5,00,000/- (Rupees Five Lakh Only) Rs. 1576926/- (Rupees Fifteen Lakh Seventy Six Deveshkumar Premprakash Eleven Lakh Twenty Two TCHHL02 Earnest Money Deposit (EMD): -29 **Pandey** Thousand Three Hundred Thousand Nine Hundred 16000100 Rs.50,000/- (Rupees Fifty Thousand Only) Shalini Deveshkumar Pandev Seventy Nine Only) Twenty Six Only) 089377

Type of possession : - Physical 19-12-2022 26-07-2025 Description of the Immovable Property: All the piece & parcel of Immovable property bearing Open Plot No. 68 (As per passing plan), of which area admeasuring is 40.15 Sq. MtRs.i.e., 48.02 Sq. Yard, along with 34.16 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "RANCHHODNAGAR SOCIETY", constructed on non-agricultural land, bearing Revenue Survey No. 352/1, 352/2, 353, 354, 355, Block

No. 332/A (Block No. 332/A & Block No. 333/A) admeasuring 17836.00 Sq. Mtrs., Situated at Moje Village: Kunvarda, Ta: Mangrol, Dist: Surat. Bounded:- East: - Adj. Plot No. 67, West: - Adj. Plot No. 69, North: - Adj. Society's Road, South: - Adj. Plot No. 58.

Rs. 1990391/- (Rupees Rs.17,02,280/-Rs. 18,90,000/- (Rs. Eighteen Lakh Ninety Thousand Only) Dharmishthaben (Rupees Seventeen Lakh Two Nineteen Lakh Ninety Anandbhai Kharodiya Earnest Money Deposit (EMD): - Rs. 1,89,000/- (Rupees 30 10430099 Thousand Three Hundred Thousand Two Hundred Eighty One Lakh Eighty Nine Thousand Only) Amarbhai Amrtubhai Ninety One Only) Only) Patel Type of possession : - Physical 26-07-2025 07-08-2024

Description of the Immovable Property: All The Piece & Parcel of Immovable Property Bearing Plot No. 106 admeasuring 96.58 sg. yard i.e. 80.75 sq. mts., Along with

50.25 sq. mts. of undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SUN LAKE RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 422 & 423, Block No. 591 admeasuring 18110 sq. mts., of Moje Village Olpad, Ta: Olpad, Dist: Surat. Bounded: - East: - Adj. Plot No. 107, West: - Adj. Plot No. 105, North: - Adj. Society Road, South: - Adj. Plot No. 93.

Rs.4,30,000/- (Rupees Four Lakh Thirty Thousand Only)

Earnest Money Deposit (EMD): -

Rs.43,000/- (Rupees Forty Three Thousand Only)

Eight Only) Ninety One Only) Pravinbhai Solanki Type of possession : - Physical 11-05-2021 26-07-2025 Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No.36 admeasuring 64.79 sq. mtrs., i.e. 77.75 sq. yard, along with 40.12 sq. mtrs., undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "MANSAROVAR VILLA", constricted on non-agriculture land for residential use bearing R. S. No/Block No.335, (after re-survey new block no.635 admeasuring 41481 sq. mtrs., Paiki North-West side admeasuring 10500 sq. mtrs.,), Situate at Moje Village: Utiyadara, Sub District: Ankleshwar, District: Bharuch of Gujarat Bounded:- East

Rs.10,59,238/-

(Rupees Ten Lakh Fifty Nine

Thousand Two Hundred Thirty

Mrs.Gangaben

Pravinbhai Solanki

Mr. Kalpeshkumar

Plot No. 53, West: - Adj. Society Road, North: - Plot No. 37, South: - Plot No. 35.

31 10470292



Rs. 1979011/- (Rupees Nineteen

Lakh Seventy Nine Thousand

Eleven Only)

26-07-2025

26-07-2025

# **NOTICE FOR SALE OF IMMOVABLE PROPERTY**

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

	Sr. No.	Loan A/c No.	Name of Borrower(s)/Co-borrower(s) Legal Heir(s)/Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Outstanding as on
1	32	10404310	Mr. Jignesh Dayalbhai Patel Mrs. Hemalataben Jigneshbhai Patel	Rs.10,07,437/- (Rupees Ten Lakh Seven Thousand Four Hundred Thirty Seven Only) 12-01-2022	Rs.4,20,000/- (Rs Four Lakh Twenty Thousand Only)  Earnest Money Deposit (EMD): - Rs.42,000/- (Rupees Forty Two Thousand Only)  Type of possession: - Physical	Rs. 1721446/- (Rs. Seventeen Lakh Twenty One Thousand Four Hundred Forty Six Only) 26-07-2025

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 18 admeasuring 64.79 sq. mtrs., i.e. 77.75 sq. yard, along with 40.12 sq. mtrs., undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "MANSAROVAR VILLA", constricted on non-agriculture land for residential use bearing R.S. No./Block No.335, (after re-survey new block no.635 admeasuring 41481 sq. mtrs.. Paiki North-West side admeasuring 10500 so. mtrs..), Situate at Moje Village: Utiyadara, Sub District: Ankleshwar, District: Bharuch of Gujarat Bounded :- East Adj. Society Road, West:-Block No. 635, North:-Plot No. 17, South:-Plot No. 19

10463988 Mahendrakumar Sonaram Ugiya Devi Rugees Nine Lakh Seventy Six Thousand Four Hundred Ninety One Only)  105-09-2024 Rs. 8,75,000/- (Rs. Eight Lakh Seventy Five Thousand Only)  Earnest Money Deposit (EMD): - Rs. 87,500/- (Rugees Eighty Seven Thousand Five Hundred Only)  Type of possession: - Physical Rs. 8,75,000/- (Rugees Eighty Seven Thousand Five Hundred Only)  Type of possession: - Physical 26-07-2025	One
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----

Rs.3,20,000/- (Rupees Three Lakh Twenty Thousand Only)

Earnest Money Deposit (EMD): -

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 238 admeasuring 40.19 sq. mts. i.e. 48.06 sq. yard, Along with 14.00 sq. mts. i.e. 16.75 sq. yard. undivided share in the land of Road Margin, totally admeasuring 54.19 sq. mts. i.e. 64.81 sq. yard, in "NILKANTH RESIDENCY" constructed on non-agricultural land for residential use bearing Block / Revenue Survey No. 273/A, Khata No. 1485, of Moje Village Tatithaiya, Ta: Palsana, Dist: Sura Bounded: - East: - Adj. Society Road, West: - Property of Plot No. 263, North: - Property of Plot No. 237, South: - Property of Plot No. 239.

Kathiriya 10011329 Thousand Three Hundred Hundred Twenty Nine Only) Rs.32,000/- (Rupees Thirty Two Thousand Only) Chirag Chimanbhai Forty Two Only) 12-07-2022 Kathiriva Type of possession : - Physical 26-07-2025 Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 205 on the 2nd Floor in Building "A", of which area

Rs.3,54,529/- (Rupees Three

Lakh Fifty Four Thousand Five

Monika Chiragbhai

Admeasuring is 29.74 Sq. Mts. as per Built up area, along with 7.84 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "UMAVIHAR PALACE" of Uma-Vihar Bungalows, constructed on non-agricultural land for Residential use bearing Revenue Survey No. 25. Block No. 31 admeasuring 30352 Sg. Mts., Paiki Plot No. 164 to 170, Situated at Moje Village: Dastan, Ta: Palsana, Dist; Surat of Gujara Bounded: East: - Adj. Society Road, West: - Property of Adj. Block No. 32, North: - Adj. Society Road, South: - Adj. C.O.P. Land and Plot No. 171.

Rs.5,00,000/- (Rupees Five Lakh Only) Mr. Rampravesh (Rupees Twelve Lakh Thirty Rs.7,91,575/-Earnest Money Deposit (EMD): -Teknarayan Yadav Eight Thousand Five Hundred 10432803 Rs.50,000/- (Rupees Fifty Thousand Only) 05-04-2023 Mrs. Foolmatidevi R Seventy Three Only) Type of possession : - Physical

Description of the Immovable Property: All the piece & parcel of Immovable property bearing As Per Passing plan Plot No. 8/B (As Per Society Lay-Out plan Plot No. 8) of which area as per site admeasuring is 44.62 Sq. Mts., along with 15.77 Sq. Mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto, Totally Admeasuring 60.39 Sq. mts., in the premises/campus known as "SHRUSHTI RESIDENCY", constructed on non-agricultural land for residential use bearing Survey No. 123/2. Block No. 113 admeasuring 14449 Sg. Mts., Situated at Village; Kareli, Tal; Palsana, Dist; Surat of Guiarat Bounded :- East Society Road, West:-Block No. 116, North:-Plot No. 9, South:-Plot No. 7.

36	10351672	Nirajkumar Rameshwar Ray	Rs.7,56,719/- (Rupees Seven Lakh Fifty Six Thousand Seven	Rs.7,90,000/- (Rupees Seven Lakh Ninety Thousand Only)  Earnest Money Deposit (EMD):-	Rs. 949191/- (Rupees Nine Lakh Forty Nine Thousand One
		Rekhakumari Nirajkumar	Hundred Nineteen Only)	Rs.79,000/- (Rupees Seventy Nine Thousand Only)	Hundred Ninety One Only)
		Ray	10-07-2024	Type of necession: - Physical	00.07.0005

Description of the Immovable Property: All the piece & parcel of Immovable property bearing C-Type, Plot No. 134 admeasuring 41.14 sq. mts. (as per Booking Plo Area admeasuring 41.11 sq. mts.), along with 26.27 sq. mts. undivided share in the Land of Road & C.O.P., Totally 67.41 sq. mts., in "SHREE KRISHNA RESIDENCY" constructed on non-agricultural land for residential use bearing Revenue Survey No. 306/2, 309/2, 314/2, 315/Paiki, 316, 309/1A, Revenue Survey No. 312/2, 315 Paiki 314/1, Block/Survey No. 327 & 329, New Block/Survey No. 327 Totally admeasuring 22237 sq. mts., of Moje Village Tundi, Ta: Palsana, Dist: Surat. Bounded: - East 6.00 Mtrs Road, West: - After boundary Plot No. C-140, North: - Adj. Plot no. C-135, South: - Adj. Plot no. C-133.

			Rs.10,02,968/- (Rupees Ten	Rs. 4,40,000/- (Rs. Four Lakh Forty Thousand Only)	Rs. 1465149/- (Rupees Fourteen
_		Pannelal Paras Maurya	Lakh Two Thousand Nine	Earnest Money Deposit (EMD): - Rs. 44,000/-	Lakh Sixty Five Thousand One
37	10512371	Mira Pannelal Maurya	Hundred Sixty Eight Only)	(Rupees Forty Four Thousand Only)	Hundred Forty Nine Only)
		mila Falliciai maulya	10-08-2023	Time of personal property	26-07-2025
- 1				Type of possession : - Physical	

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 286 admeasuring 40.15 sq. mts. i.e., 48.00 sq. yard., Along with 22.01 sq. mts. Undivided Share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as, "RAMKRISHNA RESIDENCY-1", constructed on non-agricultural land for residential use bearing Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 246, Block No. 230 admeasuring He. 2-61-03 Prati Aare sq. mts., Block No. 241 admeasuring He. 0-09-10 Prati Aare sq. mts., Totally He. 2-70-13 Prati Aare sq. mts., of Moje Mota, Ta Bardoli, Dist: Surat Bounded: - East: - Adj. Plot No. 297, West: - Adj. Society Internal Road, North: - Adj. Plot No. 287, South: Adj. Plot No. 285

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 404 on 4th Floor in A wing Building which as per site "Tulip Building" of which built-up area admeasuring 578 sq. foot i.e. 53.70 Sq, Mtrs. And carpet area admeasuring 508.44 sq. foot i.e. 47.24 sq. mtrs., along with area admeasuring 23.88 sq. mtrs. C.O.P. and undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Tulip building in Blossom Park", constructed on non-agricultural land for residential use bearing Revenue Survey No. 111/1, now afte consolidation of Blocks, Block No. 98 of which as per 7/12 area admeasuring H.Are-Sq.-Mtrs. 0-95-10, and Revenue Survey No. 111/2, after consolidating Block No. 99 of which as per 7/12 area admeasuring H-Are-Sq.-Mtrs. 1-02-18, consolidating both lands total area admeasuring 1-97-28 H-Are-Sq.-Mtrs.. Situate at Moie Village: Kadodara, Sub- Dist.: Palsana, District: Surat of Gujarat. Bounded :- East :- Adj. Block No. 84 Paiki Land, West :- Adj. Road, North :- Adj. Block No. 100 and 101 Land,

39	10549403	Pradeepkumar Madan Prasad Neha Pradeepkumar Devi	Rs.9,81,630/- (Rupees Nine Lakh Eighty One Thousand Six Hundred Thirty Only) 08-02-2024	Rs. 4,00,000/- (Rupees Four Lakh Only)  Earnest Money Deposit (EMD): - Rs.40,000/- (Rupees Forty Thousand Only)  Type of possession : - Physical	Rs. 1308698/- (Rupees Thirteen Lakh Eight Thousand Six Hundred Ninety Eight Only)  26-07-2025
	1		1	Type of pedadadidit - 1 hydical	1

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 187 admeasuring 40.15 sq. mts. i.e. 48.00 sq. yard., Along with 22.01 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "RAMKRISHNA" RESIDENCY-1", constructed on non-agricultural land for residential use bearing Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 246, Block No. 230 admeasuring He. 2-61-03 Prati Aare sq. mts., Block No. 241 admeasuring He. 0-09-10 Prati Aare sq. mts., Totally He. 2-70-13 Prati Aare sq. mts., of Moje Mota, Ta: Bardoli, Dist; Surat Bounded: East; - Society Internal Road, West: - Adi Plot No. 160, North: - Adi, Plot No. 186, South: - Adi, Plot No. 188,

40	10317041	Rajeshkumar Khimjibhai Jogia. Nituben Rajeshbhai Jogia	Rs.11,06,681/- 14-06-2022	Rs.5,00,000/- (Rupees Five Lakh Only) Earnest Money Deposit (EMD): - Rs.50,000/- (Rupees Fifty Thousand Only)	Rs. 1890647/- (Rupees Eighteen Lakh Ninety Thousand Six Hundred Forty Seven Only) 26-07-2025
				Type of possession : - Physical	20-07-2025

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 11, of which area admeasuring is 64.79 Sq. Mts. i.e. 77.75 sq. yard, along with 40.12 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "MANSAROVAR VILLA", constructed on non-agricultural land for Residential use bearing Revenue Survey / Block No. 335, New Block No. 635 of which area admeasuring Hector Are 4-14-81 sq. Mts. i.e. 41481 Sq. Mts., AkaraRs.24.87 Paisa Paiki Northern Eastern Side admeasuring 10500 Sq. Mts., Situated at Moje Village Utiyadhara, Ta: Ankleshwar, Dist: Bharuch of Gujarat Bounded: - East: - Adj. Society Road, West: - Adj. Block No. 635, North: - Plot No. 10, South: - Plot No. 12

Rs.5.00.000/- (Rupees Five Lakh Only)

Earnest Money Deposit (EMD): -

Rs.50,000/- (Rupees Fifty Thousand Only)

Rs.3,00,000/- (Rupees Three Lakh Only)

Earnest Money Deposit (EMD): -

Rs.30.000/- (Rupees Thirty Thousand Only)

Rs.1,25,000/- (Rs One Lakh Twenty Five Thousand Only)

Type of possession : - Physical

г.	- 1	089721	Kisailialiuevi najesiikulliai ralei			26-07-2025	
		003721	•	19-12-2022	Type of possession : - Physical		
	Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 92/B, of which area admeasuring is 42.38 Sq. Mtrs, along with						
	undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "SWARNA VILLA RESIDENCY",						
	cons	structed on r	on-agricultural land, bearing Block	No. 4. Revenue Survey No. 4/1, 4	/2, 4/3, 4/4, 4/5, 13/1 admeasuring 21762 H	le, Are Sq. Mts., Akar 41,43 Paisa.	

Rs.8,48,242/- (Rupees Eight Lakh

Forty Eight Thousand Two

Hundred Forty Two Only)

Rs.10.13.970/- (Rupees Ten Lakh

Thirteen Thousand Nine Hundred

Seventy Only)

15-10-2024

Situated at Moje Village: Kareli, Ta: Palsana, Dist: Surat. Bounded: - East: - Society Road, West: - Plot No. 101/B, North: - Plot No. 93/B, South: - Plot No. 91/B.

ot			Devaili	12-05-2021	Type of possession : - Physical	26-07-2025			
	Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 401, (As Per Passing Plan Building No. A), Non-Agricultural								
	Totally admeasuring 21,969 sq. mts., in Building "A2" Build up area admeasuring 402.50 sq. feets., along with undivided share proportionate share in the underneath land or								

the building and all internal and external rights thereto of the premises/campus known as "DHARM NANDAN TOWNSHIP - 2", constructed on non-agriculture land fo )lpad

	residential use bearing Block No. 189/A, Survey No. 104/1+2+3, 103/4, 121/1, 151/1, 119/9, 165/1, 165/2, 155, 57/1, 158/1, Situate at Moje Village: Sayan, Taluka: Olpad District: Surat of Gujarat. <b>Bounded :-</b> East:- Block No. 218+219+223, West:- Block No. 229+287+288, North:- Block No. 223, South:- Moje Sayan Velanja Road						
		Mor	Rs.13,26,918/- (Rupees Thirteen Lakh Twenty Six Thousand Nine	Rs.12,50,000/- (Rs Twelve Lakh Fifty Thousand Only)  Earnest Money Deposit (EMD): -	Rs. 1581430/- (Rupees Fifteen Lakh Eighty One Thousand		
43	10131179	Managaban Banasahhhat	Hundred Eighteen Only)	Rs.1.25.000/- (Bs One Lakh Twenty Five Thousand Only)	Four Hundred Thirty Only)		

### Description of the Immovable Property:

Manguben Rameshbhai

Mor

TCHHL02

16000100

10561431

Rs. 1762691/- (Rupees

Seventeen Lakh Sixty Two

Thousand Six Hundred

Rajeshkumar Rajbali Patel

Kisamatidevi Rajeshkumar Patel

Mr. Rakesh Rameshbhai Devani

Mrs. Bhavikaben Rameshbhai

Schedule A: All the right piece and parcel of the immovable property bearing Shop no. F-39 having a built-up area of 18.58 Sq. Mtrs. along with share in undivided land admeasuring 5.57 Sq. Mtrs. located on the First Floor of Premises/Building known as "Platinum Plaza" constructed by Suketu Corporation on Non-Agricultural land mean for commercial purpose notified under G.I.D.C bearing Plot no. C.M/12 of survey no. 556 of Mouje Village: Kosmadi, Sub District: Ankleshwar, District: Bharuch, Gujarat. Bounded as follows:- East: By Passage, West: By Shop no. F-26, North: By Passage, South: By Shop no. F-24

Schedule B: All the right piece and parcel of the immovable property bearing Shop no. F-25 having a built-up area of 18.58 Sq. Mtrs. along with share in undivided land admeasuring 5.57 Sq. Mtrs. located on the First Floor of Premises/Building known as "Platinum Plaza" constructed by Suketu Corporation on Non-Agricultural land meant for commercial purpose notified under G.I.D.C bearing Plot no. C.M/12 of survey no. 556 of Mouje Village: Kosmadi, Sub District: Ankleshwar, District: Bharuch, Gujarat. Bounded as follows: East: By Shop no. F-24, West: By Passage, North: By Shop no. F-38, South: By Passage

To be continued...

26-07-2025

45

10549185

## TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013. Branch Address: Office No 208 To 212 | 2nd Floor, Eco Futurz, Nr. Khatu Shyamji Temple, New City Light Road, Surat- 395007.



## **NOTICE FOR SALE OF IMMOVABLE PROPERTY**

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

					<u> </u>						
Si No	Loan . A/c No.	Name of Borrower(s)/Co-borrower(s) Legal Heir(s)/Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Outstanding as on	Sr. No.	Loan A/c No.	Name of Borrower(s)/Co-borrower(s) Legal Heir(s)/Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Outstanding as on
44	10283350	Satyanarayan Prajapati Shilpa Satyanarayan Prajapati	Rs.8,70,565/- 03-06-2023	Rs.5,00,000/- (Rupees Five Lakh Only)  Earnest Money Deposit (EMD): - Rs. 50,000/- (Rupees Fifty Thousand Only)  Type of possession : - Physical	Rs. 1287422/- (Rupees Twelve Lakh Eighty Seven Thousand Four Hundred Twenty Two Only) 26-07-2025		10497362 & TCHIN021 60001000 94166	Mr. Satishbhai Gigubhai Dudavala Mrs. Hansaben Satishbhai	Rs. 1155546/- (Rupees Eleven Lakh Fifty Five Thousand Five Hundred Forty Six Only) is due and payable by under loan account No. 10497362 and an amount of Rs. 435618/- (Rupees Four Lakh Thirty Five Thousand Six Hundred Eighteen Only) is due	Thousand Only)  Earnest Money Deposit (EMD): - Rs. 1,22,500/-	Rs. 1822947/- (Rupees Eighteen Lakh Twenty Two Thousand Nine Hundred Forty Seven Only) is due and payable by you under Agreement no. 10497362 and an amount of Rs. 727037/- (Rupees Seven Lakh Twenty Seven Thousand
Ui RI he	Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 98/B of which area admeasuring 42.38 sq. mts., Along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SWARNA VILLA RESIDENCY", constructed on non-agricultural land for residential use bearing Block No. 4, Revenue Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 13/1 Admeasuring 21762 he. Aare. Sq. mts., Akar 41.43 Paisa, Situated at Village: Kareli, Tal: Palsana, Dist: Surat.  Bounded: East: Adj. Plot No. 95/B, West: Society Road, North: Adj. Plot No. 97/A, South: Adj. Plot No. 99/B						Dudavala	and payable by under loan account No. TCHIN0216000100094166 totaling to Rs. 1591164/- (Rupees Fifteen Lakh Ninety One Thousand One Hundred Sixty Four Only) 09-03-2022	(Rupees One Lakh Twenty Two Thousand Five Hundred Only)  Type of possession : - Symbolic	Thirty Seven Only) is due and payable by you under Agreement no. TCHIN0216000100094166 totalling to Rs. 2549984/- (Rupees Twenty Five Lakh Forty Nine Thousand Nine Hundred Eighty Four Only)  29-07-2025	

Rs. 2179935/- (Rupees Twenty One

Lakh Seventy Nine Thousand Nine

Hundred Thirty Five Only)

26-07-2025

Rs. 1563301/- (Rupees Fifteen

Lakh Sixty Three Thousand

Three Hundred One Only)

Rs. 1198373/- (Rs. Eleven Lakh

Ninety Eight Thousand Three

Hundred Seventy Three Only)

29-07-2025

Type of possession: - Physical Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 184 admeasuring 40.15 Sq. Mts. i.e. 48 Sq. Yard. Along with 22.01 Sq. Mts. Undivided Share in the land of Road & C.O.P. in "Ramkrishna Residency - 1" Situated at Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 246 after marge Block No. 230 admeasuring He. 2-61-03 Prati Aare Sq. Mts. and Block No. 241 admeasuring He. 0-09-10 Prati Aare Sq. Mts. Totally He. 2-70-13 Prati Aare Sq. | 51 Mts. of Moje Mota, Ta: Bardoli, Dist. Surat.

Rs. 4,00,000/- (Rupees Four Lakh Only)

Earnest Money Deposit (EMD): - Rs. 40,000/-

(Rupees Forty Thousand Only)

Rs. 9,10,000/- (Rupees Nine Lakh Ten Thousand Only)

Farnest Money Deposit (FMD): - Rs. 91.000/-

Adi. Plot No. 163. North :- Adi. Plot No. 183, South : - Adj. Plot No. 185

Rs. 10,01,518 /-

(Rupees Ten Lakh One

Rs.11,77,251/- (Rupees Eleven

Lakh Seventy Seven Thousand

Two Hundred Fifty One Only)

02-06-2021

DUL	sounded: - East Adj. Society internal hoad, West Adj. Flot No. 163, North Adj. Flot No. 163, South Adj. Flot No. 163					
		Mr. Uttampuri	Rs.8,06,172/- (Rupees Eight	Rs.2,25,000/- (Rs Two Lakh Twenty Five Thousand Only)		
46 10	40504075	Ganeshpuri Gauswami	Lacs Six Thousand One	Earnest Money Deposit (EMD): -		
	10521975	Lilaben Ganeshpari	Hundred Seventy Two Only)	Rs.22,500/- (Rs Twenty Two Thousand Five Hundred Only)		

Mr. Shivaji Rupaji Ingle

Mrs. Reshma Shivaji

**Dharaben Ratilal** 

30-04-2021 26-07-2025 Gosvami Type of possession: - Physical Description of the Immovable Property: All that piece and parcel of the Flat No.402 on 4th floor In Block "E/1" Super built up area admeasuring 545 sq. foot., i.e.

50.65 sq. mtrs., Built up are admeasuring 366.27 sq. foot., i.e. 34.04 along with Road and Parking Adm.18.49 sq. mtrs. & C.O.P. 2.07 Sq. mtrs. Total Adm. 20.56 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 "BHAKTIDHARA RESIDENCY", constricted on non-agriculture land for residential use bearing Block No.130 admeasuring He. Area 1-31-52 sq. mtrs.,, Revenue Survey No. 56, 57, 59 Situate at Moje Village: Sayan, Sub District: Olpad, District: Surat of Gujarat. Bounded: - East: - Building No. E/2, West: - Flat No. E/1-401, North: - Open Land, South: - Flat No. E/1-403

17	10311312	Ratilal Kadvabhai Karkar	Thousand Five Hundred and Eighteen Only) 05-09-2024	(Rupees Ninety One Thousand Only)  Type of possession: - Physical	١			
Des	Description of the Immovable Property: All the piece & parcel of Immovable property bearing Open Plot No. 4 admeasuring 64.79 sq.							
with	vith 40.12 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the							

q. mts. i.e. 77.75 sq. yard, along "MANSAROVAR VILLA", constructed on non-agricultural land for residential use bearing Revenue Survey Block No. 335 (New Block No. 635) admeasuring Hector Are 4-14-81 sq. mts. i.e. 41481 sq. mts., Akara Rs. 24.87 Paisa Paiki Northern- Eastern Side admeasuring 10500 Sq. Mts., of Moie Village Utivadhara, Ta Ankleshwar, Dist: Bharuch of Gujarat. Bounded as follows: - East by: Adj. Society Road, West by: Adj. Block No. 635, North by: Plot No. 3, South by: Plot No. 5.

48 8 TCHII	N021 1000	Girishkumar Chandulal Gohel Hiraben Girishbhai Gohel	Rs. 3,97,151/- (Rs. Three Lakh Ninety Seven Thousand One Hundred and Fifty One Only) is due and payable by you under Agreement no. TCHIN0216000100091912 and an amount of Rs. 12,52,907/- (Rupees Twelve Lakh Fifty Two Thousand Nine Hundred and Seven Only) is due and payable by you under Agreement no. 10359820 and an amount of Rs. 1,16,323/- (Rupees One Lakh Sixteen Thousand Three Hundred and Twenty Three	

Only) is due and payable by you under Agreement no. 10673009 Totalling to Rs. 17.66.381/- (Rupees Seventeen Lakh Sixty Six Thousand Three Hundred and Eighty One Only) 08-10-2024

(Rupees Fifteen Lakh Forty Thousand Only) **Earnest Money Deposit** (EMD): - Rs. 1.54.000/-(Rupees One Lakh Fifty Four Thousand Only) Type of possession : Physical

Rs. 140914/- (Rupees One Lakh Forty Thousand Rs. 15,40,000/-Nine Hundred Fourteen Only) is due and payable by you under Agreement no. 10673009 and an amoun of Rs. 1391652/- (Rupees Thirteen Lakh Ninety One Thousand Six Hundred Fifty Two Only) is due and payable by you under Agreement no. 10359820 and an amount of Rs. 450128/- (Rupees Four Lakh Fifty Thousand One Hundred Twenty Eight Only) is due and payable by you under Agreement no TCHIN0216000100091912 totalling to Rs. 3308152/-(Rupees Thirty Three Lakh Eight Thousand One

> Hundred Fifty Two Only) 29-07-2025

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 443 (As per passing plan Plot No. 241), of which area admeasuring is 100 Sq. Yds. i.e., 83.61 Sq. Mtrs. (As per Revenue Records of 7/12 admeasuring 83.69 Sq. Mtrs.), along with 28.76 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known "ROYAL PARK - 1", constructed on non-agricultural land for residential use (Row-Type) bearing Revenue Survey 252 (As per K.J.P. Block No. 252-241) admeasuring 53318 Sq. Mtrs at Moie: Ishanpore, Ta: Oload, Dist: Surat of Gujarat. Bounded As Follows: - East: Property of Adj. Plot No. 442, West: Property of Adj. Plot No. 444, North: Property of Adj. Plot No. 430, South: Adj. Road.

19	10409964	Santoshkumar Jagdishprasad Dubey Mansukhbhai Ranchod Bhil	Rs. 11,15,727/- (Ruped Eleven Lakh Fifteen Thousand Seven Hund and Twenty Seven Onl 11-10-2024
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Rs. 8,51,000/- (Rs. Eight Lakh Fifty One Thousand Only) Earnest Money Deposit (EMD): - Rs. 85,100/-(Rupees Eighty Five Thousand One Hundred Only) Type of possession : - Physical

Posonio Fanest Mone

Rs. 1325458/- (Rupees Thirteen Lakh Twenty Five Thousand Four Hundred Fifty Eight Only) 29-07-2025

Description of the Immovable Property: All the rights piece and parcel of the immovable property bearing Plot no. 20 whose area is 65.33 sq. Yard whose Block No. as per K.J.P. is 286/C/20 admeasuring 54.69 Sq. Mtrs. along with share in the undivided land of road and C.O.P. admeasuring 31.90 Sq. Mtrs. located in the Premises/Land known as 'Akshar Park' situated on non-agricultural land meant for residential purpose bearing Block no. 286/C of Revenue Survey no. 207/1, 212. 213 of Mouje Village: Mulad, Sub District: Olpad, District: Surat, Gujarat. Bounded as follows: East: By Internal Road of Society, West: By Plot no. 23, North: By Plot no. 19. South: By Plot no. 21

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 41 (as per K.J.P. Plot No. 174-41 and as per Re Survey New Block No. 3713) of which area admeasuring 66.82 Sq. Yards i.e. 55.87 Sq. Mtr., along with undivided share proportionate share in the underneath land o the building and all internal and external rights thereto of the premises/campus known as "SWAMI RESIDENCY", constructed on non-agricultural land for residentia use bearing Revenue Survey No. 189, Block No. 174, as per Revenue Record area admeasuring 8,324 sg. mtr., Situate at Moje Village: Shekhpur, Sub-Dist.; Kamrej District: Surat of Gujarat. Bounded as Follows; East: Adj. Society Internal Road, West: Adj. Plot No. 40, North: Adj. Plot No. 42, South: Adj. Society Internal Road Rs. 11.90.000/-Rs. 1245760/- (Rupees Twelve Lakh Forty Five

	•		
TCHIN026 40001002 34640 & TCHIN026 40001001 46296 & TCHHF02 64000100 145738	Hitendra Kishanbahadur Shahi Sunita Hitendra Shahi	Rs.1,61,660/- (Rupees One Lakh Sixty One Thousand Six Hundred and Sixty Only) is due and payable by you under Agreement no. TCHIN0264000100234640 and an amount of Rs.1,08,864/- (Rupees One Lakh Eight Thousand Eight Hundred and Sixty Four Only) is due and payable by you under Agreement no. TCHIN0264000100146296 and an amount of Rs.9,75,871/- (Rupees Nine Lakh Seventy Five Thousand Eight Hundred and Seventy One Only) is due and payable by you under Agreement no. TCHHF0264000100145738  Totalling to Rs.12,46,395/- (Rupees Twelve Lakh Forty Six Thousand Three Hundred and Ninety Five Only)	

(Rupees Eleven Lakh Ninety Thousand Only) **Earnest Money Deposit** 

(Rupees One Lakh Nineteen Thousand Only) Type of possession Physical

(EMD):-

Rs. 1,19,000 /-

Thousand Seven Hundred Sixty Only) is due and payable by you under Agreement no. TCHHF0264000100145738 and an amount of Rs. 222774/- (Rupees Two Lakh Twenty Two Thousand Seven Hundred Seventy Four Only) is due and payable by you under Agreement no. TCHIN0264000100234640 and an amount of Rs. 142386/- (Rupees One Lakh Forty Two housand Three Hundred Eighty Six Only) is due

and payable by you under Agreement no. TCHIN0264000100146296 totalling to Rs. 1610920/- (Rupees Sixteen Lakh Ten Thousand Nine Hundred Twenty Only) 26-07-2025

Description of the Immovable Property: All The Piece And Parcel of property being Residential Flat No. B/301, (House No. 2782) admeasuring about 902.00 Squar Feets i.e. 74.00 Square Meters as per Super built up area, along with 10.00 Sq. Mtrs of Undivided Share proportionate share in the underneath land and all internal and external rights thereto lying and located on the 3rd Floor of the 'B' building known as "SUNRISE RESIDENCY", Constructed on N.A. land bearing Survey No. 281/1 admeasuring about- 4088.00 Square Meters, out of total area admeasuring about- 4553.00 Square Meters Situated at Village- Chanod, Taluka- Vapi, Dist- Valsad Gujarat. Bounded as follows: - East by: Open Space, West by: Stairs, North by: Open Space, South by: Passage

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: NOTE: The E-auction will take place through portal https://sarfaesi.auctiontiger.net on 21-08-2025 between 2.00 PM to 3.00 PM with limited extension of 8

Ferms 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 undersigner 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 thar 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 12-08-2025 between 11 AM to 5.00 PM, with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day, 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s e-Procurement Technologies Limited (Auctiontiger), Address: B-705, Wall Street II, Opp. Orient Club, Near Guirat College, Ellis Bridge, Ahmedabad 380 006 Gujrat (India), Email ID: support@auctiontiger.net & ramprasad@auctiontiger.net or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number 9999078669 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website https://surl.li/kxaewy 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 gueries and enquiry in this matter Sd/

Ref: 19/09/13

Date :- 04-08-2025

CIN - L65110TN1921PLC001908

### **Tamilnad Mercantile Bank Limited**

Ringroad Branch:

Ringroad Branch, Surat - 395002, Gujarat Email:-surat\_ringroad@tmbank.in, Phone No.0261- 2366500, 2367600

Sale Notice for Sale of Immovable Properties through E- Auction

E-Auction Sale 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 8 (6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower: M/s. Avina Enterprise, Proprietor: Mr. Vasoya Arvind Valjibhai, S/o. Valjibhai Vasoya, Guarantor: Mrs. Vasoya Sonal Arvindbhai, W/o. Mr. Vasoya Arvind Valjibhai that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited., Ring Road, Surat Branch, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 22-08-2025 for recovery of Rs.1,63,75,405.88 (Rupees One Crore Sixty Three Lakh Seventy Five Thousand Four Hundred Five and Eighty Eight Paise Only) [i.e Cash Credit (192700150950571) - Rs.1,57,30,490.34 + Expenses Rs.6,44,915.55] as on 30-06-2025) due to the Tamilnad Mercantile Bank Limited, Ring Road, Surat Branch with subsequent interest and expenses. The Reserve Price will be Rs.1,20,50,000/- (Rupees One Crore Twenty Lakh and Fifty Thousand Only) and the earnest money deposit will be Rs.12,05,000/- (Rupees Twelve Lakh and Five

or. No.	Brief Description of the Property	Price	Deposit (EMD)
<b>No.</b>	An undivided proportionate share in land and commercial shop building constructed thereat bearing shop no.40 (As per plan – Shop No.101) at 1st floor, buildup area admeasuring 1919.79 Sq. ft. (178.42 sq.mt) and carpet area admeasuring 1860.61 sq.ft (172.92 sq.mt) of "Uma Plaza" near Madhuram Chowk, Beside Sai Avenue, situated at R.S. No. 116, Block No. 183, T.P.S No. 69, F.P No.157, (Sub plot No. 1 admeasuring 2141 sq.mt & plot No-2 admeasuring 2645 sq.mt total 4786 sq.mt ) Dindoli Kharvasa Road, Moje. Dindoli, Tal. Udhna, Dist. Surat-394305 standing in the name of Mr. Vasoya Arvind Valjibhai. <b>Boundaries:</b> North: Plot No-154/B, South: Plot No-3, East: 36 Mtr Road, West: 12 Mtr Road	Rs.1,20,50,000	
	<b>NOTE:</b> The above collateral security is common for the Credit Limit Facility bearing A/c no. 192700150950572 availed in the name of M/s. VHA Techno, Proprietor:		
	Mrs. Vasoya Sonalben Arvindbhai and total outstanding as on 30-06-2025 is		
	Rs.1,62,66,373.75 [i.e Cash credit - Rs.1,59,67,744.66 + Expenses -		
	<b>Rs.2,98,629.09).</b> The said accounts were classified as NPA on 29-06-2021.		
1	Terms & Conditions		

N3.2,30,023.03). The salu accounts were	Classified as INF A 011 23-00-2021.			
1 Terms & Conditions				
E - Auction website	https://sarfaesi.auctiontiger.net			
Upset Price Rs.1,20,50,000/- (Rupees One Crore Twenty Lakh and Fit			nousand Only).	
Date and time of e-auction	22-08-2025 between 11 AM to 1 PM with auto time extension of 5 minutes each, till sale is concluded.			
Earnest Money Deposit Rs.12,05,000/- (Rupees Twelve Lakh and Five Thousand Only)				
Last date for submission of bid form with EMD	Bid form along with Demand Draft in favour Ltd, should be submitted on or before 21-08-2			
Place of Submission of BID form and EMD	Authorised Officer, Tamilnad Mercantile Bank 25/D,& 25/E Ground Floor, Animesh house, Neal Ring Road Branch, Surat - 395 002, Gujarat,	,		
Bid Multiplier Rs.10,000/- ( Rupees Ten Thousand Only)				
The sale notice is also unloaded/nublished on website/www.tmb.in)				

Note: 1. Bid form for participating in the e-auction is available in the website https://sarfaesi.auctiontiger.net

2. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder) with regard to other relevant information and allotment of ID & password. For participating in the e-auction Contact; M/s.E-Procurement Technologies Ltd, Ahmedabad, Contact Mobile Numbers: 92655 62818 /92655 62821/ 97227 78828 and Direct Line: 079 - 68136837/6842/6875/6891, Email ID: praveen.thevar@auctiontiger.net & support@auctiontiger.net, website: https://sarfaesi.auctiontiger.net

**Authorised Officer** Tamilnad Mercantile Bank Ltd. Place: Surat Date: 01.08.2025 Ring Road, Surat Branch

The Mehsana Urban Co-op. Bank Ltd., Mehsana (Multi State Scheduled Bank)

rate Building, Highway, Mehsana-384002. Phone No.: (02762) 257233, 257234

(UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002) BY REGISTERED A.D./Courier

M/S. SWASTIK TRADING WORKS, A-208, Signature - II, Sarkhej Sanand Circle, Date: 07.07.2025

(1)Mr. Kamleshkumar Ghanshyambhai Vataliya, D-204, Shaligram Flora, Thaltei, Ahmedabad-380052 Also at – H-704, Iscon Platinum, Nr. Bopal Circle, S. P. Ring Road, Ahmedabad- 380058

(2) Mr. Rajendrakumar Kunvarjibhai Kavar, Padhiyar Sheri, Dharmendragadh,(Dhrangadhra) Somasar, Tal- Muli, Surendranagar-363510

Re: Credit facilities with our Bhuyangdey Branch. We refer to our Sanction Letter dated 08.11.2023 and Review Letter dated 06.02.2025 bearing No. Nil conveying sanction of various

credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under: Nature & Type of Limit Rs. Rate of Outstanding (Contractual Dues) as on date of notice (including interest

			Outstanding (contractual bacs) as on date of notice (including interest		
Facility	(In lacs)	Interest	up to 30.06.2025)		
	200.00	At the time	Outstanding amount: Rs.3,03,20,754.00 as on 29.06.2025		
verdraft Business	300.00 (Rs. Three	of sanction	n Accrued Interest from 01.06.2025 upto 30.06.2025 @ rate of 12.00%:		
Mortgage	Crore only)	.11.25%	Rs.3,01,618.00		
00191309000013	Crore only)	Present	Penal Interest(simple) from 01.06.2025 upto 30.06.2025 @ rate of 2%:		
		Current	Rs. 10,818.00 Total – Rs. 3,06,33,190.00		
			(Total Rs. Three Crore SixLacs Thirty Three Thousand One Hundred Ninty		
			Rupees only.)		
curity Agreement	curity Agreement Description of the Immovable Property:				

with brief description of securities.

All that piece or parcel of freehold land situate lying and being at Village Khirai, Taluka Maliya, District Morbi forming part of Block/Survey No.106 Paiki 1/18 (Old Survey No.106 Paiki 1) of Mouje Khirai of Maliya Taluka in the Registration District Morbi and Sub-District of Maliya admeasuring 5868.00 Sq.Mtrs. or thereabout ogetherwith hotel buildings and other construction admeasuring 625.00 Sq.Mtrs. located at AT MOUJE KHIRAI, TALUKA MALIYA, DISTRICT MORBI located at ASHISH HOTEL, BUILDINGS AND OTHER CONSTRUCTION LOCATED AT AT MOUJE KHIRAI, TALUKA MALIYA, DISTRICT MORBI (along with construction made / to be made on the same land/building) Contents of boundary of property included constructed. On or towards North: SIM OF MALIYA, On or towards South: REMAINING LAND OF BLOCK/SURVEY NO.106PAIKI., On or towards East :NATIONAL HIGHWAY NO.8-A., On or towards West : REMAINING LAND OF BLOCK/SURVEY NO.106PAIKI. Property owned by: Uniflower Infra Link Private Limited

- 2. In the Letter of Acknowledgement of Debt dated N.A. you have acknowledged your liability to the Bank to the tune of Rs. N.A.. The outstanding stated above include further drawings and interest upto  ${\bf 29.06.2025.}$
- 4. As you are aware, you have committed defaults in payment of interest and installments on above loans/out standings for more than 90 days from its due date and thereafter/your above referred Credit Facility remained "Out of Order" for 90 days as on date
- 5. Consequent upon the defaults committed by you, your loan/OD account has been classified as non-performing asset on 29.06.2025 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the loans including interest thereon.
- 5. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securitie mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under subsection (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 3,06,33,190.00/- (Rs. Three Crore Six Lacs Thirty Three Thousand One Hundred Ninty Rupees only.) as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.
- . Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.8. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.
- We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that afte publication of the notice as above, your right to redeem the secured assets will not be available.

LO. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedi which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

( Suresh S. Patel ) Encl: 1. Statement of Account



Date: 07.07.2025 NOTICE TO GUARANTOR (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)

**Authorised Officer** 

Tata Capital Housing Finance Ltd.

BY REGISTERED A.D. /Courier (1)Uniflower Infra Link Pvt. Ltd. (Guarantor & Mortgagor) 504, Samedh, Nr. Agrawal Plaza, Nr. Associate Petrol Pump, C. G. Road, Ahmedabad- 380009

(2) Mr. Pareshkumar Kantilal Patel (Guarantor) Patel Vas, Dharampur-2, Kalyanpura Kadi, Mehsana - 382165 (3) AnkitkumarBhagwanbhai Patel (Guarantor)

Vill- Kuntalpur, Tal – Muli, Distt- Surendranagar Gujarat-363510

(4) Mr. KamleshkumarGhanshyambhaiVataliya (Guarantor & Director of Guarantying Co.) 0-204, Shaligram Flora, Thaltei, Ahmedabad-380052 (5) Mr. Rajendrakumar Kunvarjibhai Kavar (Guarantor & Director of Guarantying Co.)

Dear Sir, Re: Notice under Section-13(2) of The SARFAESI Act, 2002 1. As you are aware, you have by an Agreement of Guarantee dated...09.11.2023 &06.02.2025 guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to The Mehsana Urban Co- Operative Bank Ltd.by M/S. SWASTIK TRADING WORKS and its

adhiyar Sheri, Dharmendragadh,(Dhrangadhra) Somasar, Tal- Muli, Surendranagar-363510

- PARTNER(1) Mr. KamleshkumarGhanshvambhaiVataliya& (2) Mr. Raiendrakumar Kunvarjibhai Kavar for aggregate credit limits of Rs. 3,00,00,000/ (RupeesThree CroreOnly ) with interest thereon more particularly set out in the said Guarantee . We have to inform you that the Borrower has committed defaults in payment of its liabilities and consequently, the account has been classified as non-performing asset. A Copy of the Notice dated 07.07.2025 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 sent by us to the Borrower is enclosed. Since the Borrower has committed defaults, in
- terms of the guarantee, you have become liable to pay to us the outstanding amount of loan/credit facilities aggregating Rs. 3,06,33,190.00/- (Rs. Three Crore Six Lacs Thirty Three Thousand One Hundred Ninty Rupees only.)as on 30.06.2025plus further interest thereon from 01.07.2025 at the contractual rate with monthly rests plus penal interest with costs, charges and expenses till paymentand call upon you to pay the said amount within 60 days from the date of this notice. Please note that interest will continue to accrue at the rates specified in Para-1- of the Notice dated 07.07.2025. served on the Borrower (copy enclosed).We further wish to inform you that in regard to the personal guarantee provided by
- you to secure your guarantee obligations for the due repayment of the loans and advances by the Borrower, this notice of 60 days may please be treated as notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. We further give you notice that failing payment of the above amount with interest upto the date of payment, we shall be at liberty to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note. . We invite your attention to sub-section (13) of section 13 of the said Act in terms of
- which you are barred from transferring any of the secured assets referred to in Para-1-of the Notice dated07.07.2025, served on the Borrower (copy enclosed) by way of sale, lease or otherwise (other than in the ordinary course of business), without above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act. . We further invite your attention to sub section (8) of section 13 of the said Act in
- terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the The Mehsana Urban Co Operative Bank Ltd is tendered by you, at any time before the date of publication of otice for public auction / inviting quotations / tender / private treaty. Please no that after publication of the notice as above, your right to redeem the secured assets will not be available.
- Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including vithout limitation, in the right to make further demands in respect of sums owing to Yours faithfully

( Suresh S. Patel





















