TATA TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat -380009.

## NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002) E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below 10, described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 24-07-2025 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers, The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said 24-07-2025. 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 23-07-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building. Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat -380009.

The	sale of the	Secured Asset/Immoval	ble Property will be on "as is where condition is" as per brie	f particulars described herein belo	W;
Sr.	Loan A/c.	Name of Borrower(s)/ Co-borrower(s)/ Legal Heir(s)/ Legal Representative/	Date of Demand Notice	Reserve Price	Outstanding as on

Guarantor(s) TCHHF02 Mr. Mehul Sanjay Rs. 4935898/- (Rupees Forty Nine Lakh Thirty Five Rs. 30,00,000/- (Rupees 69000100 Parikh. Thousand Eight Hundred Ninety Eight Only) is due and Thirty Lakh Only) 060842 & Mrs. Khevana payable by you under loan account No. TCHIN02 | Mehul Parikh **Earnest Money Deposit** TCHHF0269000100060 842 and an amount of Rs. 69000100 (EMD): - Rs. 3.00,000/-742089/- (Rupees Seven Lakh Forty Two Thousand 060987 8 (Rupees Three Lakh Only) Eighty Nine Only) is due and payable by you under loan TCHHF02 account No. TCHHF0269000100065 834 and an 69000100 Type of possession: amount of Rs. 170858/- (Rupees One Lakh Seventy 065834 Thousand Eight Hundred Fifty Eight Only) is due and payable by you under loan account No. TCHIN0269000100060987 totaling to Rs. 5848845/-(Rupees Fifty Eight Lakh Forty Eight Thousand Eight

Hundred Forty Five Only) 11-01-2023

Rs. 278003/- (Rupees Two Lakh Seventy Eight Thousand Three Only) is due and payable by you under Agreement no. TCHIN0269 000100060987 and an amount of Rs. 7006477/- (Rupees Seventy Lakh Six Thousand Four Hundred Seventy Seven Only) is due and payable by you under Agreement no. TCHHF0269000100060842 and an amount of Rs.

1082919/- (Rupees Ten Lakh Eighty Two Thousand Nine Hundred Nineteen Only) is due and payable by you under Agreement no. TCHHF0269 000100065834 totalling to Rs. 8367399/- (Rupees Eighty Three Lakh Sixty Seven Thousand Three Hundred Ninety Nine Only) 28-06-2025

Description of the Immovable Property: All that rights, piece & parcel of Immovable property bearing Shop/Unit No. 89 (known as FF 89) (As per plan, Block-'C & D' First Floor, Shop/Unit No. 3) admeasuring 847.63 sq.feet (Carpet area 549.84 sq.feet, i.e. 51.10 sq.mtrs), i.e. 78.78 sq.mtrs, i.e. 94.22 sq.yards built up area along with proportionate undivided right in land admeasuring 40.88 sq.mtrs (inclusive of proportionate undivided right in land of internal roads, common plot and common area of the scheme) along with cover allotted parking in the scheme known as "Golden Arcade" constructed on leasehold Plot no. C/14 of non agricultural land for commercial purpose admeasuring 9485.22 sq.mtrs belonging to "The Golden Arcade commercial Co-operative society Ltd." Having Regd. No. NADHANA/GNR/Sa-Co/9905/2016 dated 23-03-2016 in G.I.D.C Electronics Estate, Sector 25, situate, lying and being at Mouje: Gandhinagar Township, Taluka: Gandhinagar in the Registration District and Sub District: Bounded :- East :- Shop No. 88 West :- Shop No 90 North :- Open to Sky South : Wide Passage.

060821 & Mrs TCHIN02 69000100 060988 & TCHHF02 69000100 065833	hanbhai Khadpe s. Poojaben nkajbhai Khadpe	Rs. 2,62,504/- (Rupees Two Lakhs Sixty Two Thousand Five Hundred and Four Only) is due and payable by you under Agreement no. TCHHF 0269000100065833 and an amount of Rs. 1,67,710/- (Rupees One Lakhs Sixty Seven Thousand Seven Hundred and Ten Only) is due and payable by you under Agreement no. TCHIN026 9000100060988 and an amount of Rs. 28,91,479/- (Rupees Twenty Eight Lakhs Ninety One Thousand Four Hundred and Seventy Nine Only) is due and payable by you under Agreement no. TCHHF0269000100060821. Totalling to Rs. 33,21,693/-(Rupees Thirty Three Lakhs Twenty One Thousand Six Hundred and Ninety Three Only) 06-01-2024	Twenty Six Lakh Only)  Earnest Money Deposit (EMD):- Rs. 2,60,000/- (Rupees Two Lakh Sixty Thousand Only)  Type of possession: - Physical	Rs. 3557885/- (Rupees Thirty Five Lakh Fifty Seven Thousand Eight Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHHF0269000100060821 and an amount of Rs. 448278/- (Rupees Four Lakh Forty Eight Thousand Two Hundred Seventy Eight Only) is due and payable by you under Agreement no. TCHHF 0269000100065833 and an amount of Rs. 221416/- (Rupees Two Lakh Twenty One Thousand Four Hundred Sixteen Only) is due and payable by you under Agreement no. TCHIN0269000100060988 totalling to Rs. 4227579/- (Rupees Forty Two Lakh Twenty Seven Thousand Five Hundred Seventy Nine Only) 28-06-2025
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Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Commercial Property bearing Shop/Unit No. 56 (Known as GF 56) (As per Plan, Block C & D' Ground Floor, Shop Unit No. 4) 402, 63 Sq. Feet, (Carpet area 324.52 sq. feet, i.e. 30.16 sq. mtrs.) which is 37.42 Sq. Meters i.e. 44.75 Sq. Yards built up area along with proportionate undivided right in land admeasuring Sq. Meters 24.13 [inclusive of proportionate undivided right in land of internal roads, common Plot and common area of the scheme along with cover allotted parking in the scheme known as "GOLDEN ARCADE" constructed on Leasehold Plot No. C/14 of Non Agricultural Land for Commercial purpose admeasuring 9485.22 Sq. Meters in G.I.D.C. Electronics Estate, Sector-25 situate, lying and being at Mouje Gandhinagar Township, Taluka Gandhinagar in the Registration District and Sub District | | D Gandhinagar Bounded :- East :- Wide Passage West :- Shop No.62 North :- Shop No. 57 South :- Shop No. 55

3.	69000100		Rs. 14,55,125/- (Rupees Fourteen Lakh Thousand One Hundred Twenty Five Only payable by you under Agreement TCHHL0269000100 259489 and an amo 74,709/- (Rupees Seventy Four Thousa Hundred and Nine Only) is due and paya under Agreement no. TCHIN02690001000 Totalling to Rs. 15,29,834/- (Rupees Fift Twenty Nine Thousand Eight Hundred and
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Twelve Lakh Eighty Five Thousand Only) **Earnest Money Deposit** nount of Rs. (EMD):- Rs. 1,28,500/and Seven (Rupees One Lakh Twenty able by you 0261952 and Eight Thousand Five Hundred Only) fteen Lakh Type of possession:d Thirty Four Physical

r Fifty Five Rs. 12,85,000/- (Rupees Rs. 94389/- (Rupees Ninety Four Thousand Three Hundred Eighty Nine Only) is due and payable by you under Agreement no. TCHIN0269000100261952 and an amount of Rs. 1700645/- (Rupees Seventeen Lakh) Six Hundred Forty Five Only) is due and payable by you under Agreement no. TCHHL0269000100259489 totalling to Rs. 1795034/- (Rupees Seventeen Lakh Ninety Five Thousand Thirty Four Only) 28-06-2025

Description of the Immovable Property: All The Piece and Parcel of property being Flat No. 202, on Second Floor, Block No "B", admeasuring 27.19 Sq. Mirs (Rera Carpet) and Wash Area: 1.87 Sq.Mtrs i.e total 29.06 Sq.Mtrs of Built up Area, Undivided Land Share: 12.85 Sq.Mtrs, proportionate share in the underneath land and all internal and external rights thereto in the Scheme known as "AVALON DHS FLOORA", constructed on non-agricultural land for residential use bearing T P S No. 128, FP No. 339/1/1+339/3, Survey No. 1426/1P + 1426/3, Mouje Village: Vatva, Taluka: Vatva, Reg Dist. Ahmedabad & Sub District Ahmedabad-11(Aslali), Bounded :- East :- Internal Society Road & Block "C" West :- Flat No. B-203. North :

SIE	HITS & Flat INC	<ol> <li>B-201 South :- Society</li> </ol>	Common Plot,		7
4.	120000000	Mr. Bunty Suresh Chenani Mrs. Anjuben Suresh Chenani Mr. Sureshkumar V Chenani	Rs. 18,60,708/- (Rupees Eighteen Lakh Sixty Thousand Seven Hundred Eight Only) 11-09-2024	Rs. 15,40,000/- (Rupees Fifleen Lakh Forty Thousand Only) Earnest Money Deposit (EMD):- Rs. 1,54,000/- (Rupees One Lakh Fifty Four Thousand Only) Type of possession: - Physical	Rs. 2164040/- (Rupees Twenty One Lakh Sixty Four Thousand Forty Only) 28-06-2025

Description of the Immovable Property: All the piece & parcel of the said immovable property is bearing Flat no. 202 block "B" in Second Floor admeasuring 58.53 Sq. Mtrs, along with 29.22 Sq. Mtrs. Of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "MARUTI SHRISTI 10 B-

5. 10019497	Mr. Jayesh Jayantilal Dataniya Mrs. Sarojben Dataniya	Rs. 8,32,436/- (Rupees Eight Lakh Thirty Two Thousand Four Hundred Thirty Six Only) 20-12-2023	Rs. 4,90,000- (Rupees Four Lakh Ninety Thousand Only) Earnest Money Deposit (EMD):- Rs. 49,000- (Rupees Forty Nine Thousand Only) Type of possession: -	Rs. 1057494/- (Rupees Ten Lakh Fifty Seven Thousand Four Hundred Ninety Four Only) 28-06-2025
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premises/campus known as "SHIVESH-621", constructed on non-agricultural land for residential use bearing Block No. 621, total area admeasuring 7588 Sq. Mtrs., Situate at Moje Village: lambha, Taluka: Vatva, Sub District: Ahmedabad - 11 (Aslali), District: Ahmedabad of Gujarat. Bounded :- East :- Block No. C. West :- Flat No. B - 406, North :- Flat No. B - 402. South :- Flat No. B - 404 6. 9993271 Mr. Nareshbhai Rs. 4.85.785/-Rs. 4.10.000/- (Rupees Rs. 786784/- (Rupees Seven Lakh Eighty Six

		Jayantibhai Dataniya. Mrs. Jayshreeben Dataniya	20-06-2023	Four Lakh Ten Thousand Only) Earnest Money Deposit (EMD):- Rs. 41,000- (Rupees Forty One Thousand Only) Type of possession: - Physical	Thousand Seven Hundred Eighty Four Only) 28-06-2025
49	95.00 Sq. Ft instricted on a	, undivided share proport non-agriculture land for resident	ionate share in the underneath land of the built	liding and all internal and external rights to g 7588 Sq. Mtrs., Paiki Situate at Moje V	block B, Super buildup admeasuring 45.98 Sq. Mtrs., i hereto of the premises/campus known as "SHIVESH 62 illage: Lambha, Taluka: Vatva, Sub District: Ahmedaba knoA
7	0858347	Mr Vaibbay	Pe 10.03.370/	De 3.40.000/ /Punges	Do 1257270/ /Purpose Turchio Lakh Eiffu Sougn

7.		Mr. Vaibhav Birendra Sinha Mr. Birendra Jogeshchandra Sinha	Rs. 10,03,379/- (Rupees Ten Lakh Three Thousand Three Hundred Seventy Nine Only) 16-01-2024	Rs. 3,40,000/- (Rupees Three Lakh Forty Thousand Only)	Rs. 1257279/- (Rupees Twelve Lakh Fifty Seven Thousand Two Hundred Seventy Nine Only) 28-06-2025
				Earnest Money Deposit (EMD):- Rs. 34,000- (Rupees Thirty Four Thousand Only)	
				Type of possession: - Physical	

square feet i.e. 90.30 square meters located on 1st floor of Block-9F constructed on land bearing revenue Survey no. 1017/C of Moje Sachana, Taluka Viramgam, in the Registration Sub District Viramgam and District Ahmedabad in the project known as "AAGAM 99 RESIDENCY" PHASE - II' together with undivided proportionate share admeasuring 48.39 square yards i.e. 40.46 square meters in all that nonagricultural land admeasuring 28025 square meters bearing revenue survey no. 1017/A admeasuring 6880 square meters and survey no 1017/B admeasuring 10624 square meters and survey no. 1017/C admeasuring 10521 square meters situate lying and being at Moje Sachana, Taluka Viramgam, in the Registration Sub District Viramoam and District Ahmedabad along with rights to use the common amenities and facilities in the said Project developed on the Larger Land. Bounded :- East :- Road

and	and block 9A West :- Flat No. 9F-102, North :- Flat No. 9F-104, South :- Road					
200	8	Mrs. Sumitraben Kodarbhai Patel Mr. Naranbhai Hirabhai Patel	Rs. 15,36,255/- (Rupees Fifteen Lakh Thirty Six Thousand Two Hundred Fifty Five Only) is due and payable by you under Agreement no. 9038195 and an amount of Rs. 3,51,778/- (Rupees Three Lakh Fifty One Thousand Seven Hundred Seventy Eight Only) is due and payable by you under Agreement no. 9041120	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) Earnest Money Deposit (EMD):- Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand	Rs. 794 Thousand payable by amount Seven Tho and paya	

totalling to Rs. 18,88,033/- (Rupees Eighteen Lakh

94762/- (Rupees Seven Lakh Ninety Four nd Seven Hundred Sixty Two Only) is due and by you under Agreement no. 9041120 and an nt of Rs. 967851/- (Rupees Nine Lakh Sixty vable by you under Agreement no. 9038195 totalling to Rs. 1762613/- (Rupees Seventeen Lakh Sixty Two Thousand Six Hundred Thirteen Only) 28-06-2025

Description of the Immovable Property: All that piece and parcel of the 2-Shiv Shakti Park, Near Sangam Society, Sangodpura Road, Jitodya, Anand-388001 Bounded:- East Sangam Society West: - Approach Road North: - Plot No.1 South: - Plot No.3. Note: - SA filed by the Borrower against TCHFL (SA/427/2024) is pending before DRT II. Ahmedabad, No stay order is passed against TCHFL in the said case The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

Eighty Eight Thousand Thirty Three Only) 29-06-2019 Type of possession: -

9.	Mr. Pushkarraj Mohanlal Sharma. Mrs. Lilaben Pushkarraj Sharma	Rs. 14,26,194/- 02-06-2021	Rs. 11,00,000-(Rupees Eleven Lakh Only) Earnest Money Deposit (EMD):- Rs. 1,10,000/- (Rupees One Lakh Ten Thousand Only) Type of possession: - Physical	Rs. 2697997/- (Rupees Twenty Six Lakh Ninety Seven Thousand Nine Hundred Ninety Seven Only) 28-06-2025

Description of the Immovable Property: All That Piece & Parcel Of Immovable Property Bearing Flat No. 504, On The 5th Floor Admeasuring 93.87 Sq. Meters, Along With adm. 12.38 Sq. Meters Undivided Share Proportionate Share In The Underneath Land Of The Building And All Internal And External Rights Thereto Of The Premises/Campus Known As "Omkar Pushp (Dev Heights)", Situate at Revenue Survey No. 17, T.P. Scheme No. 1, Final Plot No. 31/3, Admeasuring 1579.33 Sq. Mts. of Moje Village: Padra, Ta: Padra, Dist: Vadodra. Bounded: - East: - Stair than after Flat No. 505 West: - Flat No. 503 North: - Open Land of Mohanbhai South: - Flat No. 501

0. TCHHF06 97000100 200769 & Bhavsangbhai Mori TCHIN06 97000100 202817	Rs. 18,71,177/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Seventy Seven Only) is due and payable by you under Agreement no. TCHHF0697000100 200769 and an amount of Rs. 93,169/- (Rupees Ninety Three Thousand One Hundred and Sixty Nine Only) is due and payable by you under Agreement no. TCHIN0697000100 202817 and Totaling to Rs. 19,64,346/- (Rupees Nineteen Lakh Sixty Four Thousand Three Hundred and Forty Six Only) 13-02-2024	Rs. 20,75,000/- (Rupees Twenty Lakh Seventy Five Thousand Only) Earnest Money Deposit (EMD):- Rs. 2,07,500/- (Rupees Two Lakh Seven Thousand Five Hundred Only) Type of possession: - Physical	Rs. 125259/- (Rupees One Lakh Twenty Five Thousand Two Hundred Fifty Nine Only) is due and payable by you under Agreement no. TCHIN0697000100 202817 and an amount of Rs. 2394097/- (Rupees Twenty Three Lakh Ninety Four Thousand Ninety Seven Only) is due and payable by you under Agreement no. TCHHF0697000100 200769 totalling to Rs. 2519356/- (Rupees Twenty Five Lakh Nineteen Thousand Three Hundred Fifty Six Only) 28-06-2025
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floor of the building known as "Vyapar Kendra" constructed upon Sihor Municipal office's 99 years lease hold land of plot No. 49-A, admeasuring 381.33 sq. mtrs. of city survey No. 1324 paiki of Survey Ward No. 1 of Sihor of Dist-Bhavnagar, Situated Opp. Town Hall within limits of Sihor City. Bounded: - East: - Staircase, Passage, West: - Part of Vypar Kendra, North:

11. 10400756	Late Kunal Harishbhai Thakker (Decaesed) Through all its Legal Heirs Ms. Nitaben Hareshbhai Thakkar	Rs. 8,11,294/- (Rupees Eight Lakh Eleven Thousand Two Hundred Ninety Four Only) 05-12-2023	Rs. 5,30,000/- (Rupees Five Lakh Thirty Thousand Only) Earnest Money Deposit (EMD):- Rs. 53,000/- (Rupees Fifty Three Thousand Only) Type of possession: - Physical	Rs. 1135286/- (Rupees Eleven Lakh Thirty Five Thousand Two Hundred Eighty Six Only) 28-06-2025
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45.50 Sq. Mtrs of main plot no. 16 admeasuring 91 Sq. Mtrs. which was divided into equal parts namely Sub Plot no. 16-A and Sub Plot no. 16-B; main plot no. 16 is among 77 plots that were plotted numbered 1 to 77 on land which was converted into non agricultural land and can be used for residential purpose by order of District Panchayat court vide order no. DP/REV/NAA/49/16-17/842 dated 07/04/2017 of Revenue survey no. 254/1/paiki 1, situated at village: Varsamedi, Taluka: Anjar, District: Kachchh, Gujarat. Bounded: - East: - By Common Plot-A West: - By 7.50 mtr Internal Road North: - By Sub Plot no. 17-B South: - By Sub Plot no. 16-B 2 TCHHI 06 Mr. Ashishkumar Rs. 2346429/. (Runners Twenty Three Light Forty Six Re. 15 00 0001. (Runners De. 2003691). (Runners Twenty Mine Light Minety Thr

2800 201 TCH 2800	00100 1238		Thousand Four Hundred Twenty Nine Only) is due and payable by you under loan account No.  TCHHL062800010020 1238 and an amount of Rs. 115162/- (Rupees One Lakh Fifteen Thousand One Hundred Sixty Two Only) is due and payable by you under loan account No. TCHIN0628000 100204201 totaling to Rs. 2461591/- (Rupees Twenty Four Lakh Sixty One Thousand Five Hundred Ninety One Only) 13-11-2023	Earnest Money Deposit (EMD):- Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) Type of possession: - Physical	Thousand Six Hundred Eighty One Only) is due and payable by you under Agreement no.
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Description of the Immovable Property: All the rights, piece & parcel of Northern part of Immovable property bearing Plot No. 102/2, admeasuring 72.52 Sq. Mtrs having constructed area of 30.03 Sq. Mtrs. on ground floor and 20.00 Sq. Mtrs. on first floor and margin space area of 42.49 Sq. Mtrs., Situated at premises known as Keshav Bunglow bearing Revenue survey no. 461 declared as non-agricultural land on which plots have been provided for residential purpose of Mouje Village: Becharji sim, Registration Sub District: Bechraji & District

3. 10089919 Mr. Ronak Haribhai Chaudhari. Mrs. Ankitaben Ronakbhai Chaudhari	Rs. 10,80,379/- 17-01-2023	Rs. 8,00,000/- (Rupees Eight Lakh Only) Earnest Money Deposit (EMD):- Rs. 80,000/- (Rupees Eighty Thousand Only) Type of possession: - Physical	Rs. 1696293/- (Rupees Sixteen Lakh Ninety Six Thousand Two Hundred Ninety Three Only) 28-06-2025
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53.60 Sq. Mtrs., Sanction No. 1/11/4/19/26 sanctioned from Mehsana Nagar Palika, along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SAIKRUPA APPARTMENT", constructed on non-agricultural land for residential use bearing Survey No. 84/1, Situate at Moje Village: Mehsana, Sub- Dist. & Taluka: Mehsana, District: Mehsana of Gujarat Bounded: - East: - City Survey No. 986/03/313/58 Flat West: - City Survey No. 986/03/315/60 Flat North: - City Survey No. 986/03/311/56 Flat South: - Open Land

	Rs. 487063/- (Rupees Four Lakh Eighty Seven ousand Sixty Three Only) is due and payable by you
and payable by you under the loan account number  8	nder Agreement no. TCHIN0259LO000100157794 and an amount of Rs. 1348058/- (Rupees Thirteen th Forty Eight Thousand Fifty Eight Only) is due and yable by you under Agreement no. 9960289 and an ount of Rs. 263079/- (Rupees Two Lakh Sixty Three housand Seventy Nine Only) is due and payable by ou under Agreement no. 10669741 totalling to Rs. 2098200/- (Rupees Twenty Lakh Ninety Eight Thousand Two Hundred Only) 28-06-2025

Fourty Four Thousand Seven Hundred and Thirty Two Only) 19-12-2023

15. TCHHL02 Mr. Pravinbhai

16. 10637957 Mr. Maheshpari

Description of the Immovable Property: All That Piece and Parcel of Immovable Property Bearing Flat no. 301 on third floor having built up area of 57.13 Sq. Mirs and carpet area of 43.28 Sq. Mtrs in the Premises/Building known as "Jinam Appartment" on the land admeasuring 268.50 Sq. Mtrs of Plot no. 75 admeasuring 113.75 Sq. Mtrs and Plot no. 76 admeasuring 154.75 Sq. Mtrs bearing Revenue Survey no. 55/3 of Village: Maadhapar, Taluka: Raikot, Guiarat, Bounded: - East: - By Margin Space and afterwards 9.00 Mtr Road West: - By Lift, Passage, Stairs, North: - By Margin Space and afterwards 9.00 Mtr Road, South: - By Flat no. 302.

Rs. 684587/- (Rupees Six Lakh Eighty Four Thousand | Rs. 5,75,000/- (Rupees | Rs. 901929/- (Rupees Nine Lakh One Thousand Nine

Rs. 9.65.956/- (Rupees Nine Lakh Sixty Five Thousand Rs. 5,00,000/-(Rupees Five Rs. 1418859/- (Rupees Fourteen Lakh Eighteen

112449 & Bedava. TCHIN02 59000100 112706 & TCHIN02 59000100 179770		count of Rs. Seventy Four can account mount of Rs. undred Thirty under loan totaling to Rs. busand Four Type of possession: -	under Agreement no. TCHHL 0259000100112449 and an amount of Rs. 59271/- (Rupees Fifty Nine Thousand Two Hundred Seventy One Only) is due and payable by you under Agreement no. TCHIN 0259000100112706 and an amount of Rs. 151222/- (Rupees One Lakh Fifty One Thousand Two Hundred Twenty Two Only) is due and payable by you under Agreement no. TCHIN 0259000100179770 totalling to
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Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Block no. 33, the land of this block on which the building construction has been done admeasures 54.34 Sq. Mtr. approx. located in the premises known as "Prince Residency", a land which is approved for building construction and is a non agricultural fand, is a group of 90 plots approved as per building plan of layout plan comprising plot no. 1 paiki and 2 to 11 and 12 paiki, and 26 to 41, and 58 to 61 bearing revenue survey no. 95 paiki 1 of mouje village: Pipaliya, Taluka: Kotdasanganj, Registration Sub District and District: Rajkot, Gujarat Bounded: - East: - By Block no. 56 West: - By 7.50 Mtr Passage North: - By Block no. 34, South :- By Block no. 32.

	Chhaganpari Gosai Mrs. Minaben Maheshpari Gosai	Nine Hundred Fifty Six Only) 05-07-2023	Lakh Only) Earnest Money Deposit (EMD):- Rs. 50,000/- (Rupees Fifty Thousand Only) Type of possession: - Physical	Thousand Eight Hundred Fifty Nine Only) 28-06-2025
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Description of the Immovable Property: All that rights, Piece and Parcel of Immovable Property bearing Flat no. 402 on Forth Floor having built up area approx. 30.62 Sq. Mtrs. is a builder flat along with undivided and proportionate share in the underneath land of the premises/multiplex building known as "Vasundhara Avenue" situated on plot no. 42 to 52 meant for residential purpose admeasuring approx. 1119.07 Sq. Mtrs. The Plot nos. 42 to 52 (11 plots) were merged as a single unit among many plots on land known as 'Balaji Green City' situated. on non agricultural land having permission to build buildings for residential purpose bearing Revenue Survey no. 140 Paiki 2 of mouje: Vavdi, Taluka: Rajkot City, Registration District and Sub District: Rajkot, Gujarat Bounded: - East: - By Common Passage and Flat no. 401 West: - By Flat no. 405 North: - By Flat no. 403, South: - By Open to Sky Space and Margin Space

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: NOTE: The E-auction of the properties will take place through portal https://BidDeal.in on 24-07-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 17-07-2025 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, ValueTrust Capital Services Private Limited, 585 Hasting Colony, VIP Nagar, Anandapur, Kolkata 700 100 through its nousand Eight Hundred Fifty One Only) is due | coordinators, Auction. Manager@BidDeal.in or Manish Bansal, Email id Manish. Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website https://surl.li/gtkktrfor 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/-, Authorised Officer. Tata Capital Housing Finance Ltd. Date: 07-07-2025



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