**FINANCIAL EXPRESS** 

## $T\Lambda T\Lambda$ 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 described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 22-09-2025 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 22-09-2025. 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 20-09-2025 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/Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr. No	Loan A/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
1.	10347032 & 10669741 &		Rs. 10,82,831/- (Rupees Ten Lakhs Eighty Two Thousand Eight Hundred and Thirty One Only) is due and payable by you under the loan account number 9960289 and an amount of Rs. 3,86,824/- (Rupees Three Lakh Eighty Six Thousand Eight Hundred and Twenty Four Only) is due and payable by you under the loan account number TCHIN0259LO000100157794 and an amount of Rs. 1,96,718/- (Rupees One Lakhs Ninety Six Thousand Seven Hundred and Eighteen Only) is due and payable by you under the loan account number 10669741 and an amount of Rs. 3,78,359 /- (Rupees Three Lakhs Seventy Eight Thousand Three Hundred Fifty Nine Only) is due and payable by you under the loan account number 10347032 i.e totaling to an amount of Rs. 20,44,732/- (Rupees Twenty Lakhs Fourty Four Thousand Seven Hundred and Thirty Two Only) 19-12-2023	Type of possession :- Physical	Rs. 496920/- (Rupees Four Lakh Ninety Six Thousand Nine Hundred Twenty Only) is due and payable by you under Agreement no. TCHIN0259LO000100157794 and an amount of Rs. 1371958/- (Rupees Thirteen Lakh Seventy One Thousand Nine Hundred Fifty Eight Only) is due and payable by you under Agreement no. 9960289 and an amount of Rs. 269426/- (Rupees Two Lakh Sixty Nine Thousand Four Hundred Twenty Six Only) is due and payable by you under Agreement no. 10669741 and an amount of Rs. 483579/- (Rupees Four Lakh Eighty Three Thousand Five Hundred Seventy Nine Only) is due and payable by you under Agreement no. 10347032 totalling to Rs. 2621883/- (Rupees Twenty Six Lakh Twenty One Thousand Eight Hundred Eighty Three Only) 25-08-2025

Description of the Immovable Property: 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. Mtrs 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: Rajkot, Gujarat. 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.

2. TCHHL02 Mayur Nathalal 59000100 Fofaria 166688 & Chandani TCHIN02 Mayurkumar 59000100 Fofaria 305870 Harshit Mayurbhai Fofaria

Rs. 59,94,062/- (Rupees Fifty Nine Lakh Ninety Four Thousand and Sixty Two Only) is due and payable by you under Agreement no. TCHHL0259000100166688 and an amount of Rs. 7,73,174/- (Rupees Seven Lakh Seventy Three Thousand One Hundred and Seventy Four Only) is due and payable by you under Agreement no. TCHIN0259000100305870 and Totalling to Rs. 67,67,236/- (Rupees Sixty Seven Lakh Sixty Seven Thousand Two Hundred and Thirty Six Only) 05-11-2024

Rs. 65,00,000/- (Rupees Sixty Five Lakh Only) **Earnest Money Deposit** (EMD) :- Rs. 6,50,000/-(Rupees Six Lakh Fifty Thousand Only) Type of possession :-Physical

Rs. 879180/- (Rupees Eight Lakh Seventy Nine Thousand One Hundred Eighty Only) is due and payable by you under Agreement no. TCHIN0259000100305870 and an amount of Rs. 6581515/- (Rupees Sixty Five Lakh Eighty One Thousand Five Hundred Fifteen Only) is due and payable by you under Agreement no. TCHHL0259000100166688 totalling to Rs. 7460695/-(Rupees Seventy Four Lakh Sixty Thousand Six

Hundred Ninety Five Only) 25-08-2025

Description of the Immovable Property: All the rights piece and parcel of the immovable property bearing Flat no. B-1303 with carpet area 82.94 Sq. mtr. and Wash area 3.48 Sq. mtr. along with proportionate share in the land underneath and common facilities, located on 13th Floor, building 'B' in the Premises/ Scheme known as Trinity Towers constructed on Plot no. non-agricultural land meant for residential purpose admeasuring 4529.57 Sq. mtr. for Building construction and 503.43 Sq. mtr. for common plot making a total of 5033.00 Sq. mtr. on Final Plot no. 245/2 of applicable original Plot no. 23 of T.P.Scheme no. 6 bearing Revenue Survey no. 155 falling under the boundary limits of Mouje Village: Raiya, Rajkot Municipal Corporation, Sub District: Raikot, District: Raikot, Gujarat Bounded: - East: - Open Space and then others' Property West: - Stairs, passage, and afterwards Flat no. 1302 North: - Open Space and afterwards Building 'C' South :- Flat no. 1304

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3.	59000100 112449 & TCHIN02	Mrs. Sangitaben Pravinbhai Bedava	Rs. 684587/- (Rupees Six Lakh Eighty Four Thousand Five Hundred Eighty Seven Only) is due and payable by you under loan account No. TCHHL0259000100112449 and an amount of Rs. 91074/- (Rupees Ninety One Thousand Seventy Four Only) is due and payable by you under loan account No. TCHIN0259000100179770 and an amount of Rs. 40831/- (Rupees Forty Thousand Eight Hundred Thirty One Only) is due and payable by you under loan account No. TCHIN0259000100112706, totaling to Rs. 816492/- (Rupees Eight Lakh Sixteen Thousand Four Hundred Ninety Two Only) 13-10-2023

Rs. 5,75,000/- (Rupees Rs. 921474/- (Rupees Nine Lakh Twenty One Five Lakh Seventy Five Thousand Only) Earnest Money Deposit (EMD) :- Rs. 57,500/-Thousand Five Hundred Only)

Type of possession :-

Physical

Thousand Four Hundred Seventy Four Only) is due and payable by you under Agreement no. TCHHL0259000100112449 and an amount of Rs. 62346/- (Rupees Sixty Two Thousand Three Hundred Forty Six Only) is due and payable by you under Agreement no. TCHIN0259000100112706 and an amount of Rs. 154439/- (Rupees One Lakh Fifty Four Thousand Four Hundred Thirty Nine Only) is due and payable by you under Agreement no. TCHIN0259000100179770 totalling to Rs. 1138259/-(Rupees Eleven Lakh Thirty Eight Thousand Two

Hundred Fifty Nine Only) 25-08-2025

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 land, 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: Kotdasangani, Registration Sub District and District: Rajkot, Gujarat. Bounded: - East: - By Block no. 56 West: - By 7.50 Mtr Passage North: - By Block no. 34,

i. 10637957	Mr. Maheshpari Chhaganpari Gosai Mrs. Minaben Maheshpari Gosai	Rs. 9,65,956/- (Rupees Nine Lakh Sixty Five Thousand Nine Hundred Fifty Six Only) 05-07-2023	Rs. 5,00,000/- (Rupees Five Lakh Only) Earnest Money Deposit (EMD) :- Rs. 50,000/- (Rupees Fifty Thousand Only) Type of possession :- Physical	Rs. 1451404/- (Rupees Fourteen Lakh Fifty One Thousand Four Hundred Four Only) 25-08-2025
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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: Raikot, Guiarat 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

DIE	au ion i vagivor	, cojalat bounded	East 1- by Common assage and natho. 401 West 1- by 1
5.	93000100 179923 & TCHIN06 93000100 180572 & TCHHF06 93000100	Mr. Rahul Rajeshbhai Patadiya Mr. Rajeshbhai Manajibhai Patadiya Mrs. Kundanben Rajeshbhai Patadiya	Rs. 29,645/- (Rupees Twenty Nine Thousand Six Hundred and Forty Five Only) is due and payable by you under loan account No. TCHIN0693000100180572 and an amount of Rs. 4,18,862/- (Rupees Four Lakh Eighteen Thousand Eight Hundred and Sixty Two Only) is due and payable by you under loan account No. TCHHL0693000100179923 and an amount of Rs. 2,91,016/- (Rupees Two Lakh Ninety One Thousand and Sixteen Only) is due and payable by you under loan account No. TCHHF0693000100187824, totaling to Rs 7,39,523/- (Rupees Seven Lakh Thirty Nine Thousand Examples of Payable 20,83,2024

Five Lakh Ninety Nine Thousand Only) **Earnest Money Deposit** (EMD) :- Rs. 59,900/-(Rupees Fifty Nine Thousand Nine Hundred Type of possession :-Physical

Rs. 5,99,000/- (Rupees Rs. 529962/- (Rupees Five Lakh Twenty Nine Thousand Nine Hundred Sixty Two Only) is due and payable by you under Agreement no. TCHHL0693000100179923 and an amount of Rs. 369426/- (Rupees Three Lakh Sixty Nine Thousand Four Hundred Twenty Six Only) is due and payable by you under Agreement no. TCHHF0693000100187824 and an amount of Rs. 58304/- (Rupees Fifty Eight Thousand Three Hundred Four Only) is due and payable by you under Agreement no. TCHIN0693000100180572 totalling to Rs. 957692/

Ninety Two Only) 25-08-2025 Five Hundred and Twenty Three Only) 06-03-2024 Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No.112 paiki Open Land admeasuring 42.996 Sq. Mtr of Area Known as Ranchod Nagar-2 of Revenue Survey No. 145/1 paiki and 145/2 paikie of Village Amreli of Taluka and Sub Dist. Morbi, Gujarat. Bounded:- East:- Road West:- Adjoining Survey No. 80 North: - Plot No. 113 South: - Land of this Plot/Other Property.

6	28000100 176839 &	Mr. Hiteshkumar Panchabhai Desai Mrs. Bhavnaben Hiteshkumar Rabari	Rs. 98,041/- (Rupees Ninety Eight Thousand Forty Or Only) is due and payable by you under Agreement no TCHIN0628000100178776 and an amount of Rs. 22,94,042/- (Rupees Twenty Two Lakh Ninety Four Thousand and Forty Two Only) is due and payable by you under Agreement no. TCHHL062800010017683 and Totalling to Rs. 23,92,083/- (Rupees Twenty Three Lakh Ninety Two Thousand and Eighty Three Only)
П	1		10-07-2024

ne Rs. 18,50,000/- (Rupees Eighteen Lakh Fifty Thousand Only) **Earnest Money Deposit** (EMD) :- Rs. 1,85,000/-(Rupees One Lakh Eighty Five Thousand Only) Type of possession :-Physical

Rs. 2747480/- (Rupees Twenty Seven Lakh Forty Seven Thousand Four Hundred Eighty Only) is due and payable by you under Agreement no.

(Rupees Nine Lakh Fifty Seven Thousand Six Hundred

TCHHL0628000100176839 and an amount of Rs. 125037/- (Rupees One Lakh Twenty Five Thousand Thirty Seven Only) is due and payable by you under Agreement no. TCHIN0628000100178776 totalling to Rs. 2872517/- (Rupees Twenty Eight Lakh Seventy Two Thousand Five Hundred Seventeen Only) 25-08-2025

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 10, admeasuring 124.03 Sq. mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto, in the premises/campus known as "VITTHAL VILLA", situated on non-agricultural land for residential use bearing Revenue Survey No. 121/paiki 2 of Village Matarwadi Sim, i.e towards South of Harihar Mahadev Temple Road which is situated on East of Patan-Disa Road, Registration Dist Patan. Sub Dist & Taluka Patan, Gujarat, Bounded as follows: East by : Internal Road, West by : Plot No. 9, North by : Internal Road, South by : Plot No. 11,

7. 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. 1732475/- (Rupees Seventeen Lakh Thirty Two Thousand Four Hundred Seventy Five Only) 25-08-2025
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Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. B/12 (B/12) in building No. "B" of which as built up area admeasuring 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 "SAIKRUPAAPPARTMENT", 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 8. 10400756 Late Kunal Rs. 8,11,294/- (Rupees Eight Lakh Eleven Thousand Rs. 5,30,000/- (Rupees Rs. 1159747/- (Rupees Eleven Lakh Fifty Nine

Through All Its Legal Heirs Ms. Nitaben Hareshbhai Thakkar	0.712-2323	Earnest Money Deposit (EMD) :- Rs. 53,000/- (Rupees Fifty Three Thousand Only) Type of possession :- Physical	25-05-2023
		s, Piece and Parcel of immovable Property bearing qual parts namely Sub Plot no. 16-A and Sub Plot r	

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 nmon Plot-A West: - By 7.50 mtr Internal Road North: - By Sub Plot no. 17-B South: - By Sub Plot no. 16-B

100	HIROH PIQE	A vvest by r. sum
9.	91000100 115089 & TCHIN06 91000100	Mr. Rajesh Mangalgar Goswami Mrs. Muktaben Rajeshgar Goswami

Harishbhai Thakker

(Decaesed)

Rs. 3,94,713/- (Rupees Three Lakh Ninety Four Thousand Seven Hundred and Thirteen Only) is due and payable by you under Agreement no. TCHHL0691000100115089 and an amount of Rs. 52,019/- (Rupees Fifty Two Thousand and Nineteen Only) is due and payable by you under Agreement no. TCHIN0691000100117141 and Totalling to Rs. 4,46,732/- (Rupees Four lakhs Forty Six Thousand

Seven Hundred and Thirty Two Only) 03-02-2024

Two Hundred Ninety Four Only)

05-12-2023

Rs. 5,00,000/- (Rupees Five Lakh Only) Earnest Money Deposit (EMD) :- Rs. 50,000/-(Rupees Fifty Thousand Only) Type of possession :-

Physical

Twenty Lakh Only)

Physical

Five Lakh Thirty Thousand

Only

Rs. 77006/- (Rupees Seventy Seven Thousand Six Only) is due and payable by you under Agreement no. TCHIN0691000100117141 and an amount of Rs. 541437/- (Rupees Five Lakh Forty One Thousand Four Hundred Thirty Seven Only) is due and payable by you under Agreement no. TCHHL0691000100115089 totalling to Rs. 618443/- (Rupees Six Lakh Eighteen Thousand Four Hundred Forty Three Only) 25-08-2025

Thousand Seven Hundred Forty Seven Only)

25-08-2025

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot no. 46 admeasuring 98.00 Sq. Mt, an open plot (Plot 1 bearing Plot no. 46) among plots plotted on the non agricultural land meant for residential purpose with a total area of 6-12 Guntha bearing revenue survey no. 510/1 falling in the boundary of Mouje: Sangad Village, Sub District: Anjar, District: Kutch, Gujarat. Bounded as follows: East by: Internal Road, West by: Plot no. 27 after 3.05 mtr street, North by: Plot no. 47, South by: Plot no. 45.

97000100 200769 &	Mr. Harpalsinh Bhavsangbhai Mo Mrs. Hiralben Harpalsinh Mori
97000100 202817	Traipaisiiii mori

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. TCHHF0697000100200769 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. TCHIN0697000100202817 and Totalling to Rs. 19,64,346/- (Rupees Nineteen Lakh Sixty Four

Thousand Three Hundred and Forty Six Only) 13-02-2024

Rs. 20.00.000/- (Rupees Earnest Money Deposit (EMD) :- Rs. 2,00,000/-(Rupees Two Lakh Only) Type of possession :-

Rs. 129055/- (Rupees One Lakh Twenty Nine Thousand Fifty Five Only) is due and payable by you under Agreement no. TCHIN0697000100202817 and an amount of Rs. 2446914/- (Rupees Twenty Four Lakh Forty Six Thousand Nine Hundred Fourteen Only) is due and payable by you under Agreement no. TCHHF0697000100200769 totalling to Rs. 2575969/-(Rupees Twenty Five Lakh Seventy Five Thousand Nine Hundred Sixty Nine Only) 25-08-2025

Description of the Immovable Property: All the rights, piece & parcel of Immovable Commercial property consisting of the Office No. 7 With area admeasuring 55.76 sq.mt on the 2nd 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 :-Road South :- Office No. 6 and Passage.

11. TCHHL02 Piyushbhai 74000100 Vinubhai Makwana 184490 & Krutikaben TCHIN02 Piyushbhai 74000100 Makwana 186498 & TCHIN02 74000100 279972

Thousand Six Hundred and Sixty Eight Only) is due and payable by you under Agreement no. TCHHL0274000100184490 and an amount of Rs. 1,62,741/- (Rupees One Lakh Sixty Two Thousand Seven Hundred and Forty One Only) is due and payable by you under Agreement no.

TCHIN0274000100279972 and an amount of Rs.

63,070/- (Rupees Sixty Three Thousand and Seventy

Rs. 14,34,668/- (Rupees Fourteen Lakh Thirty Four Rs. 13,20,000/- (Rupees Thirteen Lakh Twenty Thousand Only) Earnest Money Deposit (EMD) :- Rs. 1,32,000/-(Rupees One Lakh Thirty Two Thousand Only) Type of possession :-

Physical

Thousand Five Hundred Fifty Four Only) is due and payable by you under Agreement no. TCHHL0274000100184490 and an amount of Rs. 192510/- (Rupees One Lakh Ninety Two Thousand Five Hundred Ten Only) is due and payable by you under Agreement no. TCHIN0274000100279972 and an amount of Rs. 78568/- (Rupees Seventy Eight Thousand Five Hundred Sixty Eight Only) is due and

Rs. 1672554/- (Rupees Sixteen Lakh Seventy Two

Only) is due and payable by you under Agreement no. TCHIN0274000100186498. Totalling to Rs. 16,60,479/-(Rupees Sixteen Lakh Sixty Thousand Four Hundred and Seventy Nine Only) 07-10-2024

payable by you under Agreement no. TCHIN0274000100186498 totalling to Rs. 1943632/-(Rupees Nineteen Lakh Forty Three Thousand Six Hundred Thirty Two Only) 25-08-2025

Description of the Immovable Property: All the rights, piece and parcel of the immovable property bearing Flat no. 305 on the third floor, Tower B, having a built-up area of 465.00 Sq.ft including proportionate share admeasuring 182.00 sq.ft in the unsold, undivided land of the premises/building known as "Param Greens". This premises "Param Greens" admeasures 5536.00 Sq.mtrs. bearing Final plot no. 112 whose area is 7385.00 Sq.mtrs. of T.P.Scheme No. 1 with City survey no. 636 and 633/1, Block no. 449, Mouje Village: Bil. Taluka: Vadodara. Registration Sub District and District: Vadodara, Gujarat. The Property is bounded as follows: East: By Flat no. B-306 after Margin Space, West: By Flat no. B-304, North: By 18 Mtr

M	Ar. Pushkarraj Mohanlal Sharma. Ars. 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. 2767622/- (Rupees Twenty Seven Lakh Sixty Seven Thousand Six Hundred Twenty Two Only) 25-08-2025
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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 Mole Village: Padra, Ta: Padra, Dist: Vadodra.

50	unded:-Ea	ist:-Stairthan after Fi	at No. 505 <b>West</b> :- Flat No. 503 <b>North</b> :- Open Land Of Monai	nonal South :- Flat No. 501	
	& 9041120	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 totalling to Rs. 18,88,033/- (Rupees Eighteen Lakh Eighty Eight Thousand Thirty Three Only) 29-06-2019	(EMD) :- Rs. 2,25,000/-	Rs. 818499/- (Rupees Eight Lakh Eighteen Thousand Four Hundred Ninety Nine Only) is due and payable by you under Agreement no. 9041120 and an amount of Rs. 173044/- (Rupees One Lakh Seventy Three Thousand Forty Four Only) is due and payable by you under Agreement no. 9038195 totalling to Rs. 991543/- (Rupees Nine Lakh Ninety One Thousand Five Hundred Forty Three Only) 25-08-2025

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 n before DRT II. Ahmedabad. No stay order is passed against TCHFL in the said case

14.	69000100	Mr. Vikas Mishra Mrs. Khushboo	Rs. 14,55,125/- (Rupees Fourteen Lakh Fifty Five Thousand One Hundred Twenty Five Only) is due and		99
	259489 & TCHIN02 69000100 261952		payable by you under Agreement no. TCHHL0269000100259489 and an amount of Rs. 74,709/- (Rupees Seventy Four Thousand Seven Hundred and Nine Only) is due and payable by you under Agreement no. TCHIN0269000100261952 and Totalling to Rs. 15,29,834/- (Rupees Fifteen Lakh Twenty Nine Thousand Eight Hundred and Thirty Four Only) 10-07-2024	Thousand Only) Earnest Money Deposit (EMD) :- Rs. 1,28,500/- (Rupees One Lakh Twenty Eight Thousand Five Hundred Only) Type of possession :- Physical	4

Hundred Forty Five Only) 11-01-2023

Rs. 97338/- (Rupees Ninety Seven Thousand Three Hundred Thirty Eight Only) is due and payable by you under Agreement no. TCHIN0269000100261952 and an amount of Rs. 1735092/- (Rupees Seventeen Lakh Thirty Five Thousand Ninety Two Only) is due and payable by you under Agreement no. TCHHL0269000100259489 totalling to Rs. 1832430/-(Rupees Eighteen Lakh Thirty Two Thousand Four Hundred Thirty Only) 25-08-2025

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. Mtrs (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

ta	airs & Flat No. B-201 South :- Society Common Plot			
5.	69000100 060842 &	Mrs. Khevana Mehul Parikh	Rs. 4935898/- (Rupees Forty Nine Lakh Thirty Five Thousand Eight Hundred Ninety Eight Only) is due and payable by you under loan account No. TCHHF0269000100060842 and an amount of Rs. 742089/- (Rupees Seven Lakh Forty Two Thousand Eighty Nine Only) is due and payable by you under loan account No. TCHHF0269000100065834 and an amount of Rs. 170858/- (Rupees One Lakh Seventy 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	

Rs. 25,00,000/- (Rupees Rs. 286846/- (Rupees Two Lakh Eighty Six Thousand Twenty Five Lakh Only) Eight Hundred Forty Six Only) is due and payable by **Earnest Money Deposit** you under Agreement no. TCHIN0269000100060987 (EMD) :- Rs. 2,50,000/-(Rupees Two Lakh Fifty Thousand Only) Type of possession :-Physical

and an amount of Rs. 7137432/- (Rupees Seventy One Lakh Thirty Seven Thousand Four Hundred Thirty Two Only) is due and payable by you under Agreement no. TCHHF0269000100060842 and an amount of Rs. 1093977/- (Rupees Ten Lakh Ninety Three Thousand Nine Hundred Seventy Seven Only) is due and payable by you under Agreement no. TCHHF0269000100065834 totalling to Rs. 8518255/-(Rupees Eighty Five Lakh Eighteen Thousand Two Hundred Fifty Five Only) 25-08-2025

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.

	69000100 060821 &		Rs. 2,62,504/- (Rupees Two Lakhs Sixty Two Thousand Five Hundred and Four Only) is due and payable by you under Agreement no. TCHHF0269000100065833 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. TCHIN0269000100060988 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	
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Rs. 20,00,000/- (Rupees Twenty Lakh Only) Earnest Money Deposit (EMD) :- Rs. 2,00,000/-(Rupees Two Lakh Only) Type of possession :-Physical

Rs. 6,30,000/- (Rupees

Only)

Rs. 3637423/- (Rupees Thirty Six Lakh Thirty Seven Thousand Four Hundred Twenty Three Only) is due and payable by you under Agreement no. TCHHF0269000100060821 and an amount of Rs. 452056/- (Rupees Four Lakh Fifty Two Thousand Fifty Six Only) is due and payable by you under Agreement no. TCHHF0269000100065833 and an amount of Rs. 227049/- (Rupees Two Lakh Twenty Seven Thousand Forty Nine Only) is due and payable by you under Agreement no. TCHIN0269000100060988 totalling to Rs. 4316528/- (Rupees Forty Three Lakh Sixteen Thousand Five Hundred Twenty Eight Only) 25-08-2025

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 finclusive 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 Gandhinagar Bounded: - East: - Wide Passage West: - Shop No.62 North: - Shop No. 57 South: - Shop No. 55

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7.	10687921 & TCHIN06 42000100	Mrs, Varshaben Kiranpuri Goswami Mr. Kiranpuri Chhotapuri Goswami	Rs. 1,94,742/- Thousand Seven I and payable TCHIN0642000 3,98,545/- (Rupee Five Hundred and by you under loan: of Rs. 4,04,865/- Eight Hundred and by you TCHIN0269000 1,87,539/- (Rupee Five Hundred and by you under loamount of Rs. 5,1 Thousand Three due and payab

Hundred and Forty Two Only), is due Six Lakh Thirty Thousand by you under loan account No. 0100076031 and an amount of Rs. **Earnest Money Deposit** es Three Lakh Ninety Eight Thousand Forty Five Only), is due and payable account No. 9292153 and an amount (Rupees Four Lakh Four Thousand d Sixty Five Only), is due and payable u under loan account No. 0100121889 and an amount of Rs. es One Lakh Eighty Seven Thousand Thirty Nine Only), is due and payable oan account No. 10687921 and an

Six Thousand Eight Hundred and Ninety Four Only)

(Rupees One Lakh Ninety Four

(EMD) :- Rs. 63,000/-Rupees Sixty Three Thousand Only) Type of possession :-Physical 13,388/- (Rupees Five Lakh Thirteen Hundred and Eighty Eight Only), is ble by you under loan account No. TCHIN0269000100256925 and an amount of Rs. 5,07,815/- (Rupees Five Lakh Seven Thousand Eight Hundred and Fifteen Only), is due and payable by you under loan account No. TCHIN0269000100233947 totaling to Rs. 22,06,894/- (Rupees Twenty Two Lakh

Rs. 250944/- (Rupees Two Lakh Fifty Thousand Nine Hundred Forty Four Only) is due and payable by you under Agreement no. 10687921 and an amount of Rs 529928/- (Rupees Five Lakh Twenty Nine Thousand Nine Hundred Twenty Eight Only) is due and payable by you under Agreement no. 9292153 and an amount of Rs. 621630/- (Rupees Six Lakh Twenty One Thousand Six Hundred Thirty Only) is due and payable

by you under Agreement no. TCHIN0269000100256925 and an amount of Rs. 250956/- (Rupees Two Lakh Fifty Thousand Nine Hundred Fifty Six Only) is due and payable by you under Agreement no. TCHIN0642000100076031 and an amount of Rs. 476938/- (Rupees Four Lakh Seventy Six Thousand Nine Hundred Thirty Eight Only) is due and payable by you under Agreement no. TCHIN0269000100121889 and an amount of Rs. 620123/- (Rupees Six Lakh Twenty Thousand One Hundred Twenty Three Only) is due and payable by you under Agreement no. TCHIN0269000100233947 totalling to Rs. 2750519/- (Rupees Twenty Seven Lakh Fifty Thousand Five Hundred Nineteen Only) 25-08-2025

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat no. G-209, on the 2nd Floor, of which area admeasuring 50.16 Sq. Mtrs., i.e., 60 Sq. Yards as per Super Built-Up Area. Along with 32,780 Sq. Mtrs of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "KESAR CITY", constructed on non-agricultural land admeasuring 38844.08 Sq. Mtrs (out of total 73394 Sq. Mtrs of land) for residential use bearing Block No. "G" (As per Passing Plan Type-I), Revenue Survey No. 452/1 admeasuring about 6677 Sq. Mtrs, Revenue Survey No. 453/1 admeasuring about 3237 Sq. Mtrs., Revenue Survey No. 453/2 admeasuring about 3136 Sq. Mtrs., Revenue Survey No. 453/3 admeasuring about 3743 Sq. Mtrs., Revenue Survey No. 455 Paiki 1 admeasuring about 12039 Sq. Mtrs. Revenue Survey No. 455 Paiki 2 admeasuring about 11938 Sq. Mtrs., Revenue Survey No. 456 Paiki 1 admeasuring about 3035 Sq. Mtrs., Revenue Survey No. 456 Paiki 2 admeasuring about 3035 Sq. Mtrs., Revenue Survey No. 457/1 Paiki 1 admeasuring about 3541 Sq. Mtrs., Revenue Survey No. 457/1 Paiki 2 admeasuring about 7082 Sq. Mtrs. Revenue Survey No.457/2 admeasuring about 7082 Sq. Mtrs, Revenue Survey No. 460 Paiki 1 admeasuring about 2428 Sq. Mtrs, Revenue Survey No.460/1/1 admeasuring about 1720 Sq. Mtrs., Revenue Survey No. 460/1/2 admeasuring about 1720 Sq. Mtrs & Revenue Survey No.461 Paiki 1 admeasuring about 6522 Sq. Mtrs., totally admeasuring 73394 Sq. Mtrs., situate, lying and being at MOUJE: MORAIYA, Taluka: Sanand in the Registration District of Ahmedabad and Sub District of Sanand of Gujarat. Bounded as follows:- East by Flat No. G-210, West by : Road, North by : Block No. "H", South by : Flat No. G-208.

18. 10233738 Mr. Bunty Suresh Chenani Mrs. Anjuben Suresh Chenani Mr. Sureshkumar V Chenani	11-09-2024	Rs. 13,85,000/- (Rupees Thirteen Lakh Eighty Five Thousand Only) Earnest Money Deposit (EMD):- Rs. 1,38,500/- (Rupees One Lakh Thirty Eight Thousand Five Hundred Only) Type of possession:- Physical	Rs. 2210433/- (Rupees Twenty Two Lakh Ten Thousand Four Hundred Thirty Three Only) 25-08-2025
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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. Mitrs. Of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as 'MARUTI SHRISTI' constructed on non-agricultural land for residential use bearing City Survey No. 2245 admeasuring 7487-92-00 Sq. Mtrs, 1349-10 Sq. Mtrs, total admeasuring 6138-82 Sq. Mtrs. in Sardar Nagar Ward of Moje Village: Sardar Nagar, Ta. Ahmedabad-6 in Asarwa (Naroda), Dist: Ahmedabad, Gujarat. Bounded: - East: - Open plot and Margin area West: - Flat no B-201 with attached wall North :- Open plot and Margin area South :- Passage and Flat no R-203 with attached wall

20	20 T Wild attack for Wall 7- Open port and Wall girl area Gouth 7-1 assage and 1 lattic D-250 Will attack for Wall				
19	9658347	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) Earnest Money Deposit (EMD):- Rs. 34,000/- (Rupees Thirty Four Thousand Only) Type of possession:- Physical	Rs. 1280256/- (Rupees Twelve Lakh Eighty Thousand Two Hundred Fifty Six Only) 25-08-2025

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 101 having super built-up area of 972 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 vards 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 Viramgam 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 block 9A West :-Flat No. 9F-102. North :- Flat No. 9F-104. South :- Road

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 22-09-2025 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 12-09-2025 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 burchaser 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 nquiries 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 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 www.https://surf.li/fnagus.for.the.above.details, 15. Kindly.also.visit.the.link: https://www.tatacapital.com/property-disposal.html Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the

undersigned or the Authorised officer for all queries and enquiry in this matter. Place: Ahmedabad | Date: 02-09-2025 Sd/-, Authorised Officer, Tata Capital Housing Finance Ltd.

