

F.P.No. 59



TATA CAPITAL HOUSING FINANCE LIMITED

Regd. Add.: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.

Branch Add.: Office No 208 to 212, 2nd Floor, Eco Futur, Nr. Khatu Shyamji Temple, New City Light Road, Surat-395007

NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under 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 and date of demand notice	Reserve Price	Earnest Money
55	9879263	Mr. Dineshbhai R. Kanani (Borrower), Mrs. Maltiben Dineshbhai Kanani (Co-Borrower)	Rs. 9,32,761/- 26-02-2020	Rs. 8,10,000/-	Rs. 81,000/-

Description of the property: All the piece & parcel of Immovable Plot No. 375 Totally admeasuring 50.18 Sq. Mts. along with 34.79 Sq. Mts. undivided share in the Road & COP in "R. R. Residency" situated at Revenue Survey No. 376 / Paiki, 382/1, Block No. 322 & Revenue Survey No. 377, Block No. 323 admeasuring He. Aare 4-35-00 Sq. Mts. of Moje village Borasara, Ta: Mangrol, Dist. Surat.

56	9928553	Mr. Tushar Bharat Sonar (Borrower), Mrs. Shobhaben Bharat Sonar (Co-Borrower)	Rs. 10,58,930/- 06-03-2020	Rs. 8,50,000/-	Rs. 85,000/-
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Description of the property: All the piece & parcel of the immovable property bearing Plot No. 331 Admeasuring plot area 46.66 Sq. Yd., as per K.J.P. Block no. 159/331/A admeasuring 39.05 Sq. Mt. along with 20.56 Sq. Mt. undivided share in the road & C.O.P. located in 'Aradhana Dream Part- 1' Situated at Block no. 159, 162 New Block No. 159 admeasuring He. 3-31 Are 78 Sq. Mt. i.e. 33178 Sq. Mt. of Moje village Jolwa, Ta. Palsana, Dist- Surat Gujarat. Bounded As: North : Society Road, South : Adj. Plot no. 328, East : Adj. Plot no. 332, West : Adj. Plot no. 330.

57	10082506	Mr. Paltu Ramprasad Nisad (Borrower), Mrs. Savitaben Palturam Nisad, Mr. Eknathbhai H Goswami (Co-Borrower)	Rs. 8,73,849/- 16-12-2019	Rs. 9,00,000/-	Rs. 90,000/-
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Description of the property: All the piece & parcel of the said immovable property is bearing Plot no. 127, admeasuring 40.18 Sq. Mt. along with 24.65 Sq. Mt. undivided share in the road & C.O.P. Located in "Garden Valley" Situated at Revenue Survey No. 71 block no. 93 admeasuring 39837 Sq. Mt. of Moje Village Jolwa, Ta. Palsana District of Surat, Gujarat. Bounded as follows:- East by : Adj. Plot No. 134, West by : Society Road, North by : Adj. Plot No. 126, South by : Adj. Plot No. 128

58	10085697	Mrs. Pinkidevi Bimnudevalal Barnval (Borrower), Mr. Bishnudev Bholalal Barnval (Co-Borrower)	Rs. 6,55,339/- 11-11-2019	Rs. 7,21,000/-	Rs. 72,100/-
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Description of the property: All the Piece & Parcel of Immovable Property Plot No. 41 (As per KJP Block No. 369/41) Admeasuring 48 Sq. Yard. i.e. 40.15 Sq. Mts. Along With 21.20 Sq. Mts. Undivided Share in the Land of "Rahi Township Part-I" Situate at Khata No. 1149, Revenue Survey No. 352, 353, 354, Block No. 369 Admeasuring He. Are. 3-30-59 Sq. Mtrs. i.e. 33059 Sq. Mts. Of Moje Village Kareli, Ta: Palsana, Dist: Surat. Bounded as follows:- East by : Society Road, West by : Plot No. 88, North by : Plot No. 42, South by : Plot No. 40.

59	9861608	Mr. Sanjay Parbatbhai Mavani (Borrower), Mrs. Jalpaben Sanjaybhai Mavani (Co-Borrower)	Rs.12,25,892/- 27-03-2020	Rs. 12,80,000/-	Rs. 1,28,000/-
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Description of the property: All the piece & parcel of the immovable property bearing Flat No. 101 Admeasuring 44.34 Sq. Mt., built up area as per sanctioned plan on higher ground floor at place 1st floor of building no. E/3 in the premises and campus known as located in 'Star Manorath' Situated at land revenue survey no. 144/2, Block no. 350, having T.P. Scheme no. 48 (Kholwad) Final Plot no. 140 of Moje village Khoiwad, Sub Dist: Kamrej, Dist- Surat Gujarat. The Building No. E/1 Bounded As: North : Road, South : Road, East : Building No. E/2, West : Road

60	10523790	Mrs. Kajalben Nagjibhai Chohala (Borrower), Mr. Nagjibhai Jesabhai Chohala (Co-Borrower)	Rs. 18,07,325/- 31-01-2020	Rs. 14,64,000/-	Rs. 1,46,400/-
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Description of the property: All the piece & parcel of the said immovable property is bearing Old Plot no. 120 & 119 admeasuring 880 Sq. Ft. i.e. 97.78 Sq Yd. i.e. 81.74 Sq. Mt., along with 40.87 Sq. Mt. Known as "SATYAM NAGAR" Construction, in situate at block no. 334 survey no. 352-1, admeasuring Akar 4, Guntha 10, Vingha Vasa 5, He. 1-72-43 of Moje village Kamrej, Ta: Kamrej Dist: Surat Gujarat. Bounded as follows:- East by : Society Road, West by : Society Road, North by : Plot no. 121 & 122, South by : Plot no. 117 & 118.

61	9919627	Mr. Pratikkumar Mayurbhai Joshi (Borrower) Mrs. Daxaben Mayurbhai Joshi (Co-Borrower)	Rs.18,24,175/- 26-10-2019	Rs. 18,31,200/-	Rs. 1,83,120/-
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Description of the property: All the piece & parcel of the said immovable property is bearing flat no. 202 Admeasuring 62.43 Sq. Mts. Built up Area As per Sanctioned plan on 2nd floor of Building No. "C" campus Known as "Star Garden" Construction Along with Undivided share in the land construct on non agriculture land of Revenue Survey No. 1341, 1345 Block No. 1276, 1279, Draft T.P. Scheme No. 36 (Variyav), Original Plot No. 29, 31, Final Plot No. 30, 32 of Moje Village Variyav, Sub Dist: Adajan Dist: Surat Gujarat. Bounded as follows:- North by : Road, South by : Road, East by : Road, West by : Building No D/1.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

The E-auction will take place through portal <https://bankauctions.in/> on 30th May 2022 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

Terms and Condition : 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: **Rs.10,000/- (Rupees Ten Thousand Only)** 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the 'Authorized 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 'Authorized Officer' to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on **24th May 2022 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 'Authorized 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 'Authorized 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: Nil. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: As per details in the table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas 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. 4Closure**, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators **Mr. U.Subbarao, Mob. No.8142000061, subbarao@bankauctions.in** or **Arijit Bhatt, Email id Arijit.bhatt@tatacapital.com** Authorized Officer **Mobile No 9029073280**. Please send your query on WhatsApp Number 9029073280. 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://bit.ly/3l4b27o> for the above details.

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Sd/-

(Authorised Officer)

Place : Surat, Date : 13.05.2022