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Aavas FINANCIERS LIMITED

(Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLC034297)

Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

AUCTION NOTICE

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) of the Security Interest (Enforcement) rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) 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 AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under:

| Name of Borrowers/ Co-Borrowers/ Mortagors | Dues As on | Date & Amount of 13(2)Demand Notice | Date of Possession | Description of Property | Reserve Price For Property | Earnest Money For Property | Date & Time of Auction | Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd. |
|---|--|---|--------------------|---|----------------------------|----------------------------|----------------------------------|---|
| BARNWAL DINESHPRASAD NANDLAL, Mrs. DIPABEN GUPTA (Ac No.) LNSNA02916-170042418 & LNSNA04317-180066288 | Rs. 1,325,638.41/- & Rs. 853,898.00/- Dues as on 08 Sep 2023 | 28 Jun 21 Rs. 719201.41/- & Rs. 453676/- Dues as on 26 Jun 21 | 20 Dec 22 | PLOT NO 97 PAIKI, RS NO 57 PAIKI, WEST SIDE, RATANPAR, WADHWAN, SURENDRANAGAR, GUJARAT, Admeasuring 90 Sq. Mtrs | Rs. 1281225/- | Rs. 128123/- | 11.00 AM To 01.00 PM 11 Oct 2023 | OFFICE NO 308/309 & 303/4, 3RD FLOOR, MEGAMALL, BUS STATION MAIN ROAD, SURENDRA NAGAR-363001, GUJARAT-INDIA |

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribng "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") The inter se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 30 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefor. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") 201,202, 1ind Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ravi verma – 9374003363 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(11)(8) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Jaipur Date : 11-09-2023

Authorised Officer Aavas Financiers Limited



TATA CAPITAL HOUSING FINANCE LTD.

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

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Shanti Annexe, Opp B D Patel House, Near. Sardar Patel Statue, Naranpura, Ahmedabad

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction 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 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold 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 PM. on the said 29-09-2023. 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 27-09-2023 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Shanti Annexe, Opp B D Patel House, Near. Sardar Patel Statue, Naranpura, Ahmedabad.

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 and Branch | Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s) | Amount as per Demand Notice | Reserve Price | Earnest Money | Possession Types |
|---|---|---|---|---|---|------------------|
| 1. | TCHHF 026900 010000 4461 & TCHINO 269000 100006 637 | RAJESH HARSHAD BHAJI ZINZUWADIA DHARAMRAJ JEWELLERS HARSHAD KASTURCHAND ZINZUWADIA RAKSHABEN RAJESH ZINZUWADIA | Rs. 61186226/- (Rupees Six Crore Eleven Lakh Eighty Six Thousand Two Hundred Twenty Six Only) is due and payable by you under loan account No. TCHHF0269000100004461 and an amount of Rs. 335503/- (Rupees Three Lakh Thirty Five Thousand Five Hundred Three. Only) is due and payable by you under loan account No. TCHINO269000100006637 totaling to Rs. 61521729/- (Rupees Six Crore Fifteen Lakh Twenty One Thousand Seven Hundred Twenty Nine Only) | Property 1 – Rs. 2,27,00,000/- And Property 2 – Rs. 1,73,00,000/- | Property 1 – Rs. 22,70,000/- And Property 2 Rs. 17,30,000/- | Physical |
| Description of the Immovable Property: Property 1:- Schedule – A All that premises bearing First Floor consisting of 6 (Six) Units bearing No.1 to 6, admeasuring 4352 Sq. Feet i.e. 404.73 Sq. Mts. (Super Built-Up Area of structure) having carpet area admeasuring 2823 Sq. Feet i.e. 262.24 Sq. Mts. (Undivided Proportionate share in land 98.32 Sq.Mts.) commercial building known as "Siddhi Vinayak Arcade Block B" standing on Permanent Leasehold Commercial purpose Non Agricultural Land Bearing (1) Survey No. 379+380+381 Sub Plot No.124 admeasuring about 474 Sq. Mts. and (2) Final Plot No. 315 paiki admeasuring about 371 Sq. Mts. of Town Planning Scheme No. 26 total admeasuring about 845 Sq. Mts. situate, lying and being at, Moje Vasma, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) more particularly described in the Plan attached herewith and same is bounded as follows. Bounded By:- On or towards East: Siddhi Vinayak Arcade Block A, On or towards West: 12.00M wide TPS Road, On or towards North: 30.48M wide TPS road, On or towards South: ADJ.F.P.No. 381/3 of TPS 26. Property 2:- Schedule – B All that premises bearing Second Floor consisting of 6 (Six) Units bearing No. 1 to 6, admeasuring 4352 Sq. Feet i.e. 404.73 Sq. Mts. (Super Built-Up Area of structure) having carpet area admeasuring 2823 Sq. Feet i.e. 262.24 Sq. Mts. (Undivided Proportionate share in land 98.32 Sq.Mts.) commercial building known as "Siddhi Vinayak Arcade Block B" standing on Permanent Leasehold Commercial purpose Non Agricultural Land Bearing (1) Survey No. 379+380+381 Sub Plot No. 124 admeasuring about 474 Sq. Mts. and (2) Final Plot No. 315 paiki admeasuring about 371 Sq. Mts. of Town Planning Scheme No. 26 total admeasuring about 845 Sq. Mts. situate, lying and being at, Moje Vasma, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) more particularly described in the Plan attached herewith and same is bounded as follows. Bounded by:- On or towards East: Siddhi Vinayak Arcade Block A, On or towards West: 12.00M wide TPS Road, On or towards North: 30.48M wide TPS road, On or towards South: ADJ.F.P.No. 381/3 of TPS 26. | | | | | | |
| 2. | 924 463 1 | MR. MEHULKUMAR DHANJIBHAI SOLANKI (Borrower) .Mrs. Dakshana A. Zala (Co-borrower), | Rs. 8,08,617/- (Rupees Eight Lakh Eight Thousand Six Hundred Seventeen Only) | Rs. 4,18,000/- (Rupees Four Lakh Eighteen Thousand Only) | Rs. 41,800/- (Rupees Forty One Thousand Eight Hundred Only) | Physical |
| Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. Q-104 in Block/Building No. "Q" on 1st Floor, Super Built-up area admeasuring 720 Sq. Feet i.e. 66.88 Sq. meters, along with 45.72 Sq. yards i.e. 38.23 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 "Aagam 99 Residency", constructed on non-agricultural land for residential use bearing Revenue Survey No. 949 p1 (Comprising of old Revenue Survey No. 949 P1 and admeasuring 974). Situate at Moje Village: Sachana, Taluka: Viramgam, District: Ahmedabad of Gujarat. Bounded - East :- Flat No. Q-103, West :- Road and Block V, North :- Flat No. Q-101, South :- Road and Block No. R. | | | | | | |
| 3. | 992 635 1 | MR. ASHOKKUMAR MAFATLAL DARJI (Borrower) MRS. CHETANABEN A DARAJI (Co-borrower), | Rs. 6,72,834/- (Rupees Six Lakh Seventy Two Thousand Eight Hundred Thirty Four Only) | Rs. 3,75,000/- (Rupees Three Lakh Seventy Five Thousand Only) | Rs. 37,500/- (Rupees Thirty Seven Thousand Five Hundred Only) | Physical |
| Description of the Immovable Property: All the Piece & Parcel of Immovable Property Bearing Flat No. E-303 on the 3rd floor in building no "E" Carpet area Admeasuring 26.56 Sq. meters, in building name as "Shubh Shukra", Building No. E, 3rd Floor, Situate At Revenue Survey No. 405, Admeasuring 12011 paiki admeasuring 10911 sq. meters (new City Survey No. 1500) of Moje Village: Visnagar, Ta: Visnagar, Dist: Mehasana of Gujrat. Bounded - East :- Flat No. E -302 West:- Block No. H, Noeth :- Flat No. E -304, South :- Block No. D | | | | | | |
| 4. | 987 743 7 | Mr. Komal Rameshkumar Modi (Borrower), Mrs. Shvetaben Komalibhai Modi (Co-borrower), Mr. Rameshbhai Chhimanal Modi (Co-borrower), | Rs. 4,82,949/- (Rupees Four Lakh Eighty Two Thousand Nine Hundred Forty Nine Only) | Rs. 3,75,000/- (Rupees Three Lakh Seventy Five Thousand Only) | Rs. 37,500/- (Rupees Thirty Seven Thousand Five Hundred Only) | Physical |
| Description of the Immovable Property: All that piece and parcel of the Flat no. 010, on the Ground Floor in Building No. "A" carpet area admeasuring 21.91 Sq. Mtrs., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHUBH SHUKRA". Constricted on non-agriculture land for residential use bearing Survey No. 405, Admeasuring 12011 Sq. Meters, paiki 10911 Sq. Meters, C.S. No. 1500, Situate at Moje Village: Visnagar, Taluka & Sub District: Visnagar, District: Mehasana of Gujarat Bounded - East :- Flat No. A-005, West:- Society Road, Noeth :- Staircase, South :- Flat No. A-009. | | | | | | |
| 5. | 934 331 | MR. PARESH TAILOR (Borrower) Mrs. KAMINIBEN TAILOR (Co-borrower), | Rs. 9,37,969/- 26-Mar-2019 | Rs. 3,00,000/- (Rupees Three Lakh Only) | Rs. 30,000/- (Rupees Thirty Thousand Only) | Physical |
| Description of the Immovable Property: Flat No.402 Having Super Built Up Area of 720 Sq. Ft. i.e.66.88 Square Meters Located on 4th Floor of Block-R in the Project Known As Aagam 99 Residency" Together with Undivided Proportionate Share Admeasuring 45.72 Square Yards i.e.38.23 Square Meters in the Non Agricultural Land Admeasuring 15474 Square Meters of Non Agricultural Land Being Amalgamated Revenue Survey No. 949 p1 (Comprising Of Old Revenue Survey nos.949 p1 and 974 Admeasuring) Situate Lying and Being at Moje Sachana, Taluka Viramgam, in the Registration Sub District Viramgam and District Ahmedabad Along With Right To Use The Common Amenities And Facilities In The Said Project Developed On The Larger Land Bearing Survey No. 949/1 And 949/2. Bounded as follows:- East by: Road & Block N, West by: Flat No. R-401, North by: Road & Block Q, South by: Flat No. R-403 | | | | | | |
| 6. | 932 641 2 | MR. RUSHIL KALPESH PATHAK (BORROWER), MRS. JAYSHREE KALPESH PATHAK (CO-BORROWER), | Rs. 12,28,463/- 29-06-2021 | Rs. 5,35,000/- (Rupees Five Lakh Thirty Five Thousand Only) | Rs. 53,500/- (Rupees Fifty Three Thousand Five Hundred Only) | Physical |
| Description of the Immovable Property: All The Piece & Parcel Of Immovable Property Bearing Flat No.102 on 1st Floor in Block No. "M" Super Built Up Area Admeasuring 972.00 Sq. Feet, I.E. Admeasuring 90.30 Sq. Meter, Along With Undivided Share Admeasuring 48.52 Sq. Meters In The Land Of Taluka & C.O.P. In "Aagam 99 Residency" Situated At Revenue Survey No.949 Paiki 1 (Old Revenue Survey No.949 Paiki 1 & 974). Of Moje Village: Sachana, Taluka:Viramgam, Dist.: Ahmedabad. Bounded As Follows:- East By : Road & Open Plot , West By: Flat No. M/101, North By: Road & Block No. N, South By: Flat No. M/103 | | | | | | |
| 7. | 9248 206 | Mrs. KAMINIBEN TAILOR (Borrower) Mr. PARESH TAILOR (Co-borrower) | Rs. 9,36,757/- 26-Mar-2019 | Rs. 3,00,000/- (Rupees Three Lakh Only) | Rs. 30,000/- (Rupees Thirty Thousand Only) | Physical |
| Description of the Immovable Property: Flat No.403 Having Super Built Up Area of 720 Sq. Ft. i.e.66.88 Square Meters Located on 4th Floor of Block-R in the Project Known As "Aagam 99 Residency" Together with Undivided Proportionate Share Admeasuring 45.72 Square Yards i.e.38.23 Square Meters in the Non Agricultural Land Admeasuring 15474 Square Meters of Non Agricultural Land Being Amalgamated Revenue Survey No. 949 p1 (Comprising Of Old Revenue Survey nos.949 p1 and 974 Admeasuring) Situate Lying and Being at Moje Sachana, Taluka Viramgam, in the Registration Sub District Viramgam and District Ahmedabad Along With Right To Use The Common Amenities And Facilities In The Said Project Developed On The Larger Land Bearing Survey No. 949/1 And 949/2. Bounded as follows:- East by: Road & Block N, West by: Flat No. R-404, North by: Flat No. R-402, South by: Road & Block S | | | | | | |
| 8. | 9871 231 | Mrs. Snehal Jigarbhai Modi (Borrower) . Mr. Jigar Rameshkumar Modi (Co-borrower), | Rs. 4,83,147/- (Rupees Four Lakh Eighty Three Thousand One Hundred Forty Seven Only) | Rs. 3,75,000/- (Rupees Three Lakh Seventy Five Thousand Only) | Rs. 37,500/- (Rupees Thirty Seven Thousand Five Hundred Only) | Physical |
| Description of the Immovable Property: All that piece and parcel of the Flat no. 001, on Ground Floor in Building No. A, admeasuring 42.58 Sq. Mtrs., i.e. 458 sq. ft. Undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Shubh Shukra", constricted on non-agriculture land for residential use Survey No. 405, Admeasuring 12011 Sq. Meters, paiki 10911 Sq. Meters, C.S. No. 1500, Situate at Moje Village : Visnagar, Taluka : Visnagar, District : Mehasana of Gujarat. Bounded - East :- Flat No. A - 004, West :- Society internal Road, Noeth :- Society internal Road, South :- Flat No. A -010 | | | | | | |
| 9. | 9268 324 | Mrs. SONI RAMESH SONKAR (Borrower) .Mr. RAMESH SITARAMBHAI SONKAR (Co-borrower), | Rs. 8,73,742/- (Rupees Eight Lakh Seventy Three Thousand Seven Hundred Forty Two Only) | Rs. 12,60,000/- (Rupees Twelve Lakh Sixty Thousand Only) | Rs. 1,26,000/- (Rupees One Lakh Twenty Six Thousand Only) | Physical |
| Description of the Immovable Property: All the piece & parcel of immovable bearing flat no F/303 at 3rd floor Super Built up area is admeasuring 95 sq. yd. i.e. 79.43 Sq. mts. along with 22.80 Sq. mts. undivided share of the land, situated at New Nikol opp. New India colony Bus stop, Scheme name known as "Sahjanand Residency -2". Revenue survey no 435, T.P.S. no. 110 F.P. No. 49 total admeasuring 3035 Sq.mts. of Village Nikol , Taluka City District Ahmedabad, Gujarat. Bounded :- East :- Flat No C-302, West :- Flat No F-302, North :- Road, South :- Flat No F-304 Note:- There is entry of Banakhat in property records, The bidders are advised to conduct due diligence before submitting the bid. | | | | | | |
| Place: Ahmedabad Date- 11-09-2023 | | | | | | |

| Sr. No | Loan A/c. No and Branch | Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s) | Amount as per Demand Notice | Reserve Price | Earnest Money | Possession Types |
|--|---------------------------|---|---|--|--|------------------|
| 10. | 99145 28 | MR. MUBARAKBHAI IKBALBHAI SHEKH (Borrower) .MRS. ZAREENABEN MUBARAKBHAI SHEKH (Co-borrower), | Rs. 5,46,552/- (Rupees Five Lakh Forty Six Thousand Five Hundred Fifty Two Only) | Rs. 4,80,000/- (Rupees Four Lakh Eighty Thousand Only) | Rs. 48,000/- (Rupees Forty Eight Thousand Only) | Physical |
| Description of the Immovable Property: All that piece & parcel of immovable property bearing Flat No. A – 103 on the 1st floor in building no "A" carpet area admeasuring 26.56 sq. mt. in the scheme known as " Shubh Shukra ", situate at Revenue Survey No. 405, Totally admeasuring 12,011.00 sq. mtrs., paiki 10,911.00 sq. mtrs., (new City Survey No. 1500), situate at Moje Vill : Visnagar, Ta : Visnagar, Di. : Mahesana. Bounded - East :- Society Road, West :- Flat no 102, Noeth :- Open Land, South :- Flat no 104 | | | | | | |
| 11. | 990 089 | MR. MUNABHAI ISMAILBHAI MANIYAR . MRS. ANISHABEN MUNABHAI MANIYAR | Rs. 10,78,869/- (Rupees Ten Lakh Seventy Eight Thousand Eight Hundred Sixty Nine Only) | Rs. 4,90,000/- (Rupees Four Lakh Ninety Thousand Only) | Rs. 49,000/- (Rupees Forty Nine Thousand Only) | Physical |
| Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 303 on 3rd floor Super buildup area admeasuring 62.71 Sq. Mtrs., i.e. 75.00 Sq. Yard, undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "T. K. AAHLI HEIGHT", constricted on non-agriculture land for residential use bearing City Survey No. 1367, 1368, Shit No. 21, Challa No 83, 75, Nagarpalika Akami No 1029, 1032, Situate at Moje Village: PETHAPUR, Taluka: GANDHINAGAR, Sub District. : District: GANDHINAGAR of Gujarat Bounded :- East :- Compound, West :- Flat No. 304, North :- Flat No. 302, South :- Society internal road | | | | | | |
| 12. | 990 754 3 | Mrs. MEHRUNISHA RAFIKBHAI SHAIKH (Borrower) . Mrs. MEHRUNISHA RAFIKBHAI SHAIKH (Co-borrower), Mr. UVESH RAFIKBHAI SHAIKH (Co-borrower), Mrs. ALLARAKHI MAHAMMADSIDDIQ SHAIKH (Co-borrower), | Rs. 5,91,668/- (Rupees Five Lakh Ninety One Thousand Six Hundred Sixty Eight Only) | Rs. 5,95,000/- (Rupees Five Lakh Ninety Five Thousand Only) | Rs. 59,500/- (Rupees Fifty Nine Thousand Five Hundred Only) | Physical |
| Description of the Immovable Property: All the piece & parcel of the said immovable property is Shop no. GF – 3 on Ground Floor admeasuring 5' 9" X 12' Feet. Known as "Kasturi Building" situated in Tika No. 3/1 at Revenue Survey No. 731, old building re-developed constricted of R.C.C., Raja Chitli no 2292.93 of Municipal Corporation of Vadodara Located at Vadodara Kasba (Babajipura Vistar, Rajmahal Road, Kumedan Faliyuj Dist: Vadodara Gujarat. Bounded - East :- Property of Vadhnakar, West :- Part of Kasturi Building, North :- Shop No. 2, South :- Property of Dhadankar | | | | | | |
| 13. | 1027 2224 | Mr. KANJJI AGAL. Mrs. BHARTIBEN AGAL | Rs. 4,10,008/- (Rupees Four Lakh Ten Thousand Eight Only) | Rs. 3,95,000/- (Rupees Three Lakh Ninety Five Thousand Only) | Rs. 39,500/- (Rupees Thirty Nine Thousand Five Hundred Only) | Physical |
| Description of the Immovable Property: All that piece and parcel of the Open Plot For Unit No.7 on N.A. Plot No. 324 To 331, Admeasuring Area of 43.55 Sq. Mts. Under Revenue Survey No. 729, Situated at Village : Varsamed, Taluka : Anjar, District : Kutoh. Bounded - East :- Lagu Plot No. 254 & 255, West :- Internal Road, North :- Unit No. 06, South :- Unit No. 08 | | | | | | |
| 14. | 1020 1682 | Mr. RAMCHANDAR RANA. Mrs. GEETA RAMCHANDARA | Rs. 7,99,482/- (Rupees Seven Lakh Ninety Nine Thousand Four Hundred Eighty Two Only) | Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand Only) | Rs. 64,000/- (Rupees Sixty Four Thousand Only) | Physical |
| Description of the Immovable Property: All That N.A. Residential Land Bearing Plot No. 123, Admeasuring Area Of Land 54.33 Sq. Mts. Old Plot No. 305, Under Revenue Survey No. 546, Situated On The Entire NA Land Under Survey No. 546 & 547 Admeasuring Total Area Of 11 Acres And 33 Gunthas, Situated at Village : Varsamed, Taluka : Anjar, District : Kutoh. Bounded - East :- Gully/Lane, West :- Internal Road, North :- NA Plot No. 122, South :- NA Plot No. 124 | | | | | | |
| 15. | 1029 6835 | Mr. Ankit Nitiikumar Vyas (Borrower) . Mrs. Megha Rameshkumar Shah (Co-borrower), | Rs. 28,54,863/- (Rupees Twenty Eight Lakh Fifty Four Thousand Eight Hundred Sixty Three Only) | Rs. 15,90,000/- (Rupees Fifteen Lakh Ninety Thousand Only) | Rs. 1,59,000/- (Rupees One Lakh Fifty Nine Thousand Only) | Physical |
| Description of the Immovable Property: All that piece and parcel of the Plot No.07, Admeasuring 146.25 Sq. Meters., I.E. 1575.00 Sq. Feet, Undivided Share In C.O.P. and Road Admeasuring 56.25 Sq. Meters In The Scheme Known As "Ganesh Park", Situate At Revenue Survey No. 752/1/1 of Moje Village: Kankol, Ta.: Himantnagar Di. : Sabarkantha Gujarat. Bounded - East :- Margin then Plot No. 06 With Margin, West :- Plot No. 8, Noeth :- Margin then Survey No. 725/P, South :- Road of 06 meters | | | | | | |
| 16. | 100 589 70 | MR. DAYABHAI SHAMJIBHAI HIRANI (Borrower) . Mrs. BHAVNATI SIBHAI HIRANI (Co-borrower), Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-borrower), | Rs. 19,08,737/- (Rupees Nineteen Lakh Eight Thousand Seven Hundred Thirty Seven Only) | Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) | Rs. 75,000/- (Rupees Seventy Five Thousand Only) | Physical |
| Description of the Immovable Property: Schedule – A All the rights, piece & parcel of Immovable property bearing SHOP no 3, 4 & 5, on Ground Floor Shop no 3 carpet area admeasuring 10.12 Sq. Mtrs., Shop no 4 carpet area admeasuring 10.00 Sq. Mtrs., Shop no 5 carpet area admeasuring 09.03 Sq. Mtrs., Total Carpet area 29.25 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises known as "AKAR COMPLEX", constricted on non-agriculture land for Commercial & residential use bearing Revenue Survey No. 489, Plot No. 105, admeasuring 1036-30 Sq. Mtrs., Ward 16/2, C.S no 232/64 Situate at Taluka: City, Sub District: Rajkot, District: Rajkot of Gujarat. | | | | | | |
| Shop no 3 Carpet area 10-22 sq. mt. bounded as follows:- North by: Parking, South by: 25 Foot Road, East by: Shop No. 2, West by: Shop No. 4 Shop no 4 Carpet area 10-00 sq. mt. bounded as follows:- North by: Shop No. 5, South by: 25 Foot Road, East by: Shop No. 3, West by: 40 Foot Road Shop no 5 Carpet area 9-03 sq. mt. bounded as follows:- North by: Shop No. 6, South by: Shop No. 4, East by: Shop No. 3 and Parking, West by: 40 Foot Road | | | | | | |
| 17. | TCHH 1025 90001 00001 672 | PRADIPBHAI JAMNADAS NENJJI M/S. LILBEN PRADIPKUMAR BAVAJI MR. HITESH PRADIPKUMAR NAINJJI | Rs. 10,35,508/- (Rupees Ten Lakh Thirty Five Thousand Five Hundred Six Only) | Rs. 8,90,000/- (Rupees Eight Lakh Ninety Thousand Only) | Rs. 89,000/- (Rupees Eighty Nine Thousand Only) | Physical |
| Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot no 195/9, admeasuring 51.212 Sq. Mtrs., i.e. 551.24 Sq. Feet/foot, use bearing Revenue Survey No. 19 (New Survey no 826/2), admeasuring 40874.00 Sq. Mtrs., layout plan Chief Executive officer Jamnagar Area Development Authority Jamnagar their no : JVVS/Tek/L.O.P-17/1458 Order on Dt. 5.06.2017 and Jamnagar Collector their number JMN/2/B.A/Reg.85/16/17 on Dt. 19.08.2017 Jamnagar Area Development Authority their no JVVS/Tek/V.P/O.P-186/O.P-279 Dt. 20.062018 as order Alimghy Plot no 195 Situate at Moje Village: Chela, Taluka: Jamnagar, District: Jamnagar of Gujarat. Bounded - East :- 7.50 Miter Road, West :- Plot 185 & 186, North :- Sub-Plot No 195/9, South :- Sub-Plot No 195/9 | | | | | | |
| At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: NOTE: The E-auction of the properties will take place through portal http://bankauctions.in/ on 29-09-2023 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 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 15-09-2023 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 its nature and value: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on the nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities 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, Malviyana Commercial Complex, Ameerpet, Hyderabad – 500038 through its coordinators Mr. Arjit Kumar Das, 8142000725, 8142000066, 8142000062 Email : arjit@bankauctions.in and Email : info@bankauctions.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 http://surl.li/tkwvr 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. | | | | | | |