FINANCIAL EXPRESS

Maninagar Branch: P B No. 9012, Avishanandan Apts. Plot No. 117/1 T P, Sch. NO. 4 Behind Sindhi Market, Ahmedabad-380008 Tel : 079-25461978 25469125

### WITHDRAWAL OF POSSESSION NOTICE [SECTION 13(4)] (For Immovable Property)

Whereas: The undersigned being the Authorized Officer of the Canara bank under Securitisation and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 05.01.2019 calling upon the borrower M/s Shree Khodiyar Enterprise, Proprietor Shri Pankaj Narsinhbhai Suthar, Guarantor Smt. Shantaben Narsinhdas Suthar to repay the amount mentioned in the notice, being Rs. 16,59,685/- (Rs. Sixteen lakh Fifty Nine Thousand Six Hundred Eighty Five only) within 60days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice was hereby given to the borrower and the public in general, that the undersigned had taken symbolic possession of the property described herein below in exercise of powers conferred on him / her under section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rule on this 20th day of September of the year 2023. However we are withdrawing the notice dated 20.09.2023 and will be issuing fresh notice under Section 13(4) and will issue fresh notice under Section 13(4) soon.

### Description of Immovable property

All that part and parcel of the property consisting of House No. 452; Sutharfalia Village; MoujeDhundhar, tal. Himmatnagar; Dist: Sabarkantha within the registration sub-district Himmatnagar and district Sabarkantha. Bounded: On the North by: Road & House of Kodarbhai Nanchand Shah, On the East by: Open land On the south by: House of Keshavbhai Khemchandbhai Shah, On the West by: Road & House of Jaychand Raichand.

Date: 16-11-2023 Authorized Officer Place: Ahmedabad Canara Bank, Maninagar

केन्स बैंक Canara Bank 📣

Paldi II Branch, L.K. Chhatralaya, 6 Shantikuni Society, Paldi,

#### Terrismic Syndicate Ahmedabad-380006 (079-26576116) Possession Notice u/s 13(4) of SARFAESI Act, 2002

(For Immovable Property)

Whereas, The undersigned being the Authorised Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "The Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 02.09.2023 calling upon the borrower Legal Heir Of Late Milan Sevantilal Shah And Shri. Sohil Sevantilal Shah and Guarantor Shri. Abhay Navinchandra Shah to repay the amount mentioned in the notice being Rs. 9,76,190.57 (Rupees Nine Lakh seventy six thousand one hundred ninety and paisa fifty seven Only) in Housing Loan as on 31/08/2023 together with further interest and charges from 01/09/2023 plus further interest and charges there on, within 60 days from the date of receipt of

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him her under section 13 (4) of the said Act, read with Rule 8 & 9 of the Said Rule on this 16 day of November of the year 2023.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Canara Bank for an amount of Rs. 9,76,190.57 (Rupees Nine Lakh seventy six thousand one hundred ninety and paisa fifty seven Only) in Housing Loan as on 31/08/2023 together with further interest and charges from 01/09/2023 plus further interest and charges there on.

The borrower's attention is invited to provisions of sub-section 13 (8) of the Act, in respect of time available, to redeem the secured assets.

### **Description of Immovable property**

The immovable property of Flat No.10 on 3rd floor, admeasuring about 144 sq.yards. in "Shashwat Apartment" Promoted by "Shashwat Flats owner Pvt. Ltd." Construction on Land bearing Sub-plot No.24 of F.P. No.810 to 814+818/1/2 of T.P.Scheme No.3/6 Varied admeasuring 817 sq.yards. mouje: Kocharab, Taluka: City, District Ahmedabad and Registration Sub-District Ahmedabad-4 (Paldi).

Sd/- Authorized Officer Date: 16-11-2023 Place: Ahmedabad Canara Bank

केनरा बैंक Canara Bank 📣 सिव्यिक्ट Syndicate

Bopal Branch (02717-233415) Plot No.4, Shreeji Complex, Near India Colony, Bopal Ghuma Road, Ahmedabad - 380058

# Possession Notice u/s 13(4) of SARFAESI Act, 2002

(For Immovable Property) Whereas: The undersigned being the Authorised Officer of the Canara Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 02/09/2023 calling upon the borrower, Rs. 6,05,682.98 (Rupees Six Lakh five thousand six hundred eighty two and paisa ninety eight Only) in Housing Loan as on 01/09/2023 plus further interest and charges from 02/09/2023, within 60 days from the date of

receipt of the said notice. The Borrower Shri Sukhdev Pusharam Gorana and Shri Anil Sukhdevbhai Mistri having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him / her under section 13 (4) of the said Act, read with Rule 8 & 9 of the Said Rule on this 16th day of November of the year 2023.

The Borrower Shri Sukhdev Pusharam Gorana and Shri Anil Sukhdevbhai Mistri in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Canara Bank for an amount of Rs. 6,05,682.98 (Rupees Six Lakh five thousand six hundred eighty two and paisa ninety eight Only) in Housing Loan as on 01/09/2023 plus further interest and charges from 02/09/2023 plus further interest and charges thereon.

The borrower's attention is invited to provisions of sub-section 13 (8) of the

#### Act, in respect of time available, to redeem the secured assets. Description of Immovable property

The immovable property bearing Flat No.204 on 2nd Floor adm. about 110 sq. Yards Super Built up area and undivided share in land 17.176 sq.mtrs in scheme known as " Vedant Elegance" of Sai Developers constructed on the non agriculture land bearing Gram Panchayat Property No.1803,1804,1804/1 & 1806 (Wado) situate lying and being at Mouje Godhavi of Taluka - Sanand in the Registration District of Sub District of Sanand. East: Flat No.205, West: Margin Land, North: Open Space, South: Flat No.203

Date: 16-11-2023 Sd/- Authorized Officer Place: Ahmedabad Canara Bank

केनरा बैंक Canara Bank 📣 Tuffsie Syndicate

VASTRAPUR BRANCH B/29-30, Himalaya Arcade, Nehru Park, Opp. Vastrapur Lake, Vastrapur. Ahmedabad-380015, Ph.: 079-26746924

POSSESSION NOTICE (Section 13(4)) (For Immovable Property) Whereas, The undersigned being the Authorised Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "The Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 02.09.2023 calling upon the borrower Smt. Jinal Vinit Shah and Shri. Vinit Maheshkumar Shah to repay the amount mentioned in the notice being Rs. 23,39,989.86 (Rupees Twenty Three Lakhs Thirty Nine Thousand Nine Hundred Eighty Nine Rupees and Eighty six Paisa Only) in Housing Loan as on 31/08/2023 together with further interest and charges from 01/09/2023 plus further interest and charges there on, within 60 days from the

date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him her under section 13 (4) of the said Act, read with Rule 8 & 9 of the Said Rule on this 16 day of November of the year 2023.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Canara Bank for an amount of Rs. 23,39,989.86 (Rupees Twenty Three Lakhs Thirty Nine Thousand Nine Hundred Eighty Nine Rupees and Eighty six Paisa Only) in Housing Loan as on 31/08/2023 together with further interest and charges from 01/09/2023 plus further interest and charges there on.

The borrower's attention is invited to provisions of sub-section 13 (8) of the Act, in respect of time available, to redeem the secured assets.

# **Description of Immovable property**

The immovable property of Unit/Flat No. 506 on 5th Floor having its Carpet area admeasuring 41.00 sq.mtrs., (Built area admeasuring 45.83 sq.mtrs.,) Wash Area 02.03 sq.mtrs., along with undivided proportionate share in the land admeasuring 22.96 sq.mtrs., with common facilities and amenities in scheme known as "SHREE SAVA RESIDENCY" Constructed on N.A. Land bearing Final Plot No.198 admeasuring 1289 sq.mtrs., (allotted in lieu of Block/Survey No.692 admeasuring 5767 sq.mtrs.) of Town Planning Scheme No.I (Vejalpur) situate, lying and being at Mouje Vejalpur, Taluka Vejalpur and District Ahmedabad and Registration Sub-District at Ahmedabad-10 (Vejalpur). Boundaries of the property: East: Society Wall, West: Flat No.509, North: Flat No.505, South: Flat No.507

Date: 16-11-2023 Sd/- Authorized Officer Place: Ahmedabad Canara Bank

CTNTRUM

MONDAY, NOVEMBER 20, 2023

Corporate & Registered Office: Unit No. 801, Centrum House, CST Road, Vidyanagri Marg, Kalina Santacruz (East), Mumbai - 400098,

### CIN No. U65922MH2016PLC273826 POSSESSION NOTICE

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of Centrum Housing Finance Ltd under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Co-Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Centrum Housing Finance Ltd for an amount as mentioned herein under with interest thereon.

The Borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets

Sr. No.	Name of the Borrower(s)/ Co- Borrower(s)/ Loan Account No./Branch	Description of secured assets (immovable property)	Date of Demand Notice & Total Outstanding Dues (Rs.)	Possession Taken Date
1	Manoj Nirwan / Anita Manoj Nirwan/ AMDAM19003623 & AMDAM19003624/ Ahmedabad	In the rights, piece and parcel of immovable property- Tenament No. A-1/48, Admeasuring 40 Sq. Mtrs., Gayatri Colony Co-Op. Ho Soc. Ltd Vibhag-1, Nr. S B Prajapati Colony, Revenue Survey No. 291 to 295, Mauja- Saijpurbogha, Taluka- Asarwa, Old Taluka: Ahmedabad City (East), Ahmedabad - 382345, Gujarat. <b>Boundaries</b> : <b>East</b> - Unit No.A-1/47; <b>West</b> - Society Road; <b>North</b> - Unit No. A-2; <b>South</b> - Unit no. A-2/52	Rs. 3066319/- (Rupees Thirty Lac Sixty Six Thousand	18-11-2023
2	Hiren Kava / Laxmi Hirenbhai Kava/ Bharti Bhupatbhai Kava/ AMDAM20004651/ Ahmedabad	In the rights, piece and parcel of immovable property-A-704/ Madhuram Posh, Adm. 61.67 Sq. Mtr., Opp. Omkar Lotus Beside Madhuram SKY, on the Land T.P.S No. 76/B, F.P. No. 331 Survey No. 877/2, Moje-Chandheda, Taluka & Dist Ahmedabad - 382424, Gujarat. Boundaries: East: Passaage & stair, West: Apartment road & Block No. B, North: Flat No. A/701, South: Open Space	Two Lac Thirty Nine Thousand Nine Hundred	18-11-2023

Date: 20.11.2023 Place: Gujarat

**Authorised Officer** For Centrum Housing Finance Ltd

Stressed Assets Recovery Branch (SARB) STATE BANK OF INDIA First Floor, Ratna Artemus, 42, Sard First Floor, Ratna Artemus, 42, Sardar Patel Nagar, Off C.G.Road, Ellisbridge, Ahmedabad-380006

DEMAND NOTICE

A notice is hereby given that the following Borrower Mr. Tarangkumar Hitendrabhai Patadiya, have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unserved and as such they are hereby informed by way of this public notice.

Name of the Borrower	Details of Properties/ Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount outstanding (as on the date of notice)
Name: Mr. Tarangkumar Hitendrabhai Patadiya Address: Flat No. A-12, Murlidhar Apartment,Near Krishna, Bunglows,Near Canal, Jashoda Nagar, Maninagar, Ahmedabad- 380008. 2) Flat No.N/503, Aditya India Colony,Near Radhe Upvan, Behind Swaminaraya School,Hathijan, Ahmedabad- 382445			29.11.2022	Rs. 22,99,591.66 (Rupees Twenty two lakh Ninety nine Thousand Five hundred Ninety one and Sixty six paisa only) as on 10.10.2023 with further interest and incidental expenses and penal interest thereon.

The steps are being taken for substituted service of notice. The above Borrower(s) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The borrowers attention is invited to provisions of Sub-section(8) of Section 13 of the Act, in respect of time available to redeem the secured assets

Authorized Officer Date: 17.11.2023 State Bank of India Place: Ahmedabad SARB, Ahmedabad.

STATE BANK OF INDIA | First Floor, Ratna Artemus, 42, Sard

Stressed Assets Recovery Branch (SARB) First Floor, Ratna Artemus, 42, Sardar Patel Nagar, Off C.G.Road, Ellisbridge, Ahmedabad-380006

# DEMAND NOTICE

A notice is hereby given that the following Borrower (s) Mr Chirag Kumar Mehta and Mr Jinit Kumar Mehta, have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unserved and as such they are hereby informed by way of this public notice.

Name of the Borrower	Details of Properties/ Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount outstanding (as on the date of notice)
Mehta and Mr Jinit Kumar Mehta Address: A/SE/A Ashanuri	All that immovable property being Open plot no. 97, 98 of "Gajanana" having plot area total adm 642.88 Sq.mtr. with proportionate area of common road and land and built up area of Unit no.97 adm 268.43 Sq.Mtr., being situated and constructed on land bearing Block no. 872, old R.S. no.587/3/A/paiki 2, Block/Survey no.873, old R.S.no.587/3/A paiki 2 paiki 5, Block/Survey no. 874, old R.S.no. 587/3/A paiki2 paiki 6, Block/Survey no.878, old R.S. no. 587/3/A/ paiki2 paiki 6, Block/Survey no.878, old R.S. no. 587/3/A/ paiki 2 paiki 4 of Mouje Kumetha, Taluka & District vadodara bounded as under. PLOT NO.97: North Plot no.96, SouthPlot no.98 EastPlot no.84 West7.5 m wide road PLOT NO.98 Noarth No. Plot No. 97 South: Block/ R.S.no.853 East: Plot no. 82 West: 7.5 Mtrs Wide Road		29.01.2023	Rs. 1,07,17,858.99 (Rupees One Crore Seven lakh Seventeen Thousand Eight hundred Fifty Eight and Ninety Nine paisa only) as on 18.10.2023 with further interest and incidental expenses and penal interest thereon

The steps are being taken for substituted service of notice. The above Borrower(s) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002.

The borrowers attention is invited to provisions of Sub-section(8) of Section 13 of the Act, in respect of time available to redeem the secured assets **Authorized Officer** Date: 17.11.2023 State Bank of India. Place: Ahmedabad

Acyas

# **AAVAS FINANCIERS LIMITED**

SARB, Ahmedabad.

Date & Type

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

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said iles on the dates mentioned as below

The borrower andGuarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") for an amount mentioned as below and further interest thereon.

of Demand Notice	Description of Property	of Possession
6-Sep-23 ₹ 2246689.41/- 5-Sep-23	PROPERTY BEARING UNIT NO. 2/G/8 IN THE SCHEME KNOWN AS "SHREE BLALJI AGORA" RESIDENCY SITUATED AT LAND BEARING SURVEY NO.201, 202, 200/1+2+3, 218/3, 218/5 MOJE SUGHAD TAL&DIST GANDHINAGAR GUJ. Admeasuring 90.30 Sq. Mtrs.	Physical Possession Taken on 16-Nov-23
6-Sep-23 ₹ 1224035/- 5-Sep-23	PLOT NO C/51, IN THE SCHEME KNOWN AS RAJNAGAR PADRA DISTT VADODARA GUJARAT Admeasuring 44.70 SQ.MTR	Symbolic Possession Taken on 16-Nov-23
6-Sep-23 ₹ 830365/- 5-Sep-23	KARIYANI, SURVEY NO.4/2P, PLOT NO.26, NR.SHAKTI MATA MADH, OFF.KERIYA -BOTAD ROAD, AT: KARIYANI VILLAGE, TA DIST: BOTAD, GUJARAT, Admeasuring 364710 438.96 sq.mt	Symbolic Possession Taken on 16-Nov-23
6-Sep-23 ₹ 852167/- & ₹ 278849/- 5-Sep-23	Plot no. 1 paiki North Side, Block no. 2, R.S. No. 1250 paiki 13 He, and 1250 paiki 14 He, and 1250 paiki 21/2 and 1250 paiki 21/3, At - Jasdan, Taluka - Jasdan, Dist - Rajkot Admeasuring 43.965 sq.mtr	Symbolic Possession Taken on 16-Nov-23
6-Sep-23 ₹ 792675/- 5-Sep-23	Non Agricultural Land bearing city survey Tikka No.6/4, Survey No.148 situated at Shanti Pole, Kharikui at Sojitra, Tehsil:Sojitra, Dist:Anand Admeasuring 73.48.63 sq.mtr.	Symbolic Possession Taken on 16-Nov-23
6 Sep 23 ₹ 1258608/- 5 Sep 23	FLAT NO. A-307, 3RD FLOOR, SUNRISE HEIGHTS, BUILDING NO. A, CITY SURVEY NO. 2008(OLD R.S.NO. 147/3), NR. PADAR DEVI MATA TEMPLE, MOGRAWADI, MOUJE MOGRAWADI, SUB DIST. AND DIST. VALSAD- Admeasuring 396001 39.17 Sq. Mtrs.	Symbolic Possession Taken on 17 Nov 23
	6-Sep-23 ₹ 2246689.41/- 5-Sep-23 ₹ 1224035/- 5-Sep-23 ₹ 830365/- 5-Sep-23 ₹ 852167/- & ₹ 278849/- 5-Sep-23 ₹ 792675/- 5-Sep-23 ₹ 792675/- 5-Sep-23	6-Sep-23 ₹ 2246689.41/- 5-Sep-23

INDIA RESURGENCE ARC PRIVATE LIMITED IndiaRF 3rd Floor, Piramal Tower, Peninsula Corporate Park, Ganpatrao A Piramal Enterprises & Kadam Marg, Lower Parel, Mumbai 400013. Bain Capital Credit Partnership T: 022-68608500 / 68608501.CIN: U67190MH2016PTC272471 CANCELLATION OF SALE Please refer to the PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY in Borrower Account - Nakshatra Hotels Pvt. Ltd published on 10.11.2023 in Financial Express, Ahmedabad edition (English) and Financial Express, Ahmedabad edition (Gujarati). The said notice and the e-auction scheduled thereunder on 28.11.2023 stands

cancelled, revoked and withdrawn with immediate effect,

Date: 20.11.2023

Place: Mumbai

T TATA **Authorised Officer** 

India Resurgence ARC Private 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 8(6) read with 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 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 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 21-12-2023 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 21-12-2023. 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 20-12-2023 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	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession
1,	10575 320 & 10559 035	MR. BACHUBHAI NATVARBHAI PANCHAL. MRS. PUSHPABEN BACHUBHAI PANCHAL MR. KRUNAL BACHUBHAI PANCHAL	Rs 3863728/- is due under loan agreement No. 10559035 and an amount of Rs. 506050/- is due under loan agreement No. 10575320 totaling to Rs. 4369778/- (Rupees Forty Three Lakh Sixty Nine Thousand Seven Hundred Seventy Eight Only) 20-12-2022	Rs. 73,65,600/- (Rupees Seventy Three Lakh Sixty Five Thousand Six Hundred Only)	Rs. 7,36,560/- (Rupees Seven Lakh Thirty Six Thousand Five Hundred Sixty Only)	Physical

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 104 on 1st Floor Block/Building No. "B" of which Carpet area admeasuring 87.90 Sq. Mtrs., total area admeasuring 95.08 Sq. Mtrs., along with area admeasuring 37.86 sq. mtrs, undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHREE VISHNUDHARA GARDEN", constructed on non-agricultural land for residential use bearing Block No. 151 of which area admeasuring 10623 Sq. Mtrs. and Block No. 152 of which area admeasuring 12039 sq. mtrs., total admeasuring 22662 sq. mtrs., Town Planning Scheme No. 34, Final Plot No. 52, area admeasuring 13597 sq. mtrs., Situate at Moje Village: Jagatpur, Taluka: Ghatlodiya, Sub-Dist.: Ahmedabad - 8, District: Ahmedabad of Gujarat. Bounded :- East :- Flat No. B/101. West - Block - A, North : - Society Garden, South : - Office No. B/109 and B/110.

2.	TCHHF0 2690001 0006777 2 & TCHHF0 2690001 0006171 6	Mr. MRUGESHKU MAR HITESHKUMA R PAREKH. Mrs. MONIKA MRUGESH PAREKH	Rs. 739362/- (Rupees Seven Lakh Thirty Nine Thousand Three Hundred Sixty Two Only) is due and payable by you under loan account No. TCHHF0269000100067772 and an amount of Rs. 4519195/- (Rupees Forty Five Lakh Nineteen Thousand One Hundred Ninety Five Only) is due and payable by you under loan account No. TCHHF0269000100061716 i.e. totaling to Rs. 5258557/- (Rupees Fifty Two Lakh Fifty Eight Thousand Five Hundred Fifty Seven Only)	Rs. 51,17,407/- (Rupees Fifty One Lakh Seventeen Thousand Four Hundred Seven Only)	Rs. 5,11,741/- (Rupees Five Lakh Eleven Thousand Seven Hundred Forty One Only)	Physical
----	--	---	---	--	---	----------

per plan, Block – 'C&D' Ground Floor, Shop/Unit No. 55) 555.89 Sq. Feet (Carpet Area 448.05 Sq. Feet, i.e. 41.64 Sq. Mtrs.) which is 51.66 Sq. Mtrs, i.e. 61.78 Sq. Yards built up area along with proportionate undivided right land admeasuring Sq. Mtrs. 33.31 (inclusive of proportioante undivided right in land of internal roads, common plot and common area of the scheme) along with cover alloted 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. in GIDC Electronics Estate, Sector 25 situate, lying and being at Mouje: Gandhinagar Township, Taluka: Gandhinagar in the Registration District and Sub District Gandhinagar

3.	1024404 8	Mr. SHAMBHU DANGAR. Mrs. RADHA DANGAR	Rs. 5,81,445/- 21-09-2022	Rs. 6,53,666/- (Rupees Six Lakh Fifty Three Thousand Six Hundred Sixty Six Only)	Rs. 65,367/- (Rupees Sixty Five Thousand Three Hundred Sixty Seven Only)	Physical
----	--------------	---	------------------------------	--	--	----------

Description of the Immovable Property: All the piece & parcel of the immovable property bearing Open plot for unit No. 8 on N.A. Plot

no. 324 to 331 Admeasuring 43.55 Sq. Mt., under land revenue survey no. 729 Situated at of Moje village: Varsamedi, Ta: Anjar, Dist-Kachchh Gujarat. Bounded :- East :- Lagu Plot No. 255, West :- Road, North :- Unit no. 07, South : -Unit no. 09

ŀ	1777117127		200200000			
ı	003343	KUMUD RAMESHKUMAR RAJPUT	08-08-2022	Eight Hundred Only)	Thousand Eighty Only)	
ı	42000100	BALDEVBHAI RAJPUT. MRS.		(Rupees Nineteen Lakh	One Lakh Ninety	
ı	4. TCHHL06	MR. RAMESHKUMAR	Rs.11,59,918/-	Rs. 19,00,800/-	Rs. 1,90,080/- (Rupees	Physical

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. C-402 on the Fourth Floor, of which area Admeasuring is 55.18 Sq. Mtrs., along with the 19.87 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "SAHAJ RESIDENCY", constructed on non-agricultural land for Residential use bearing Final plot No. 391/1 & 394/1/1, of Town and Planing Scheme No.69 (Draft) (Land of Old Survey No.391/1 and 394/1/1) situated, lying and being at Mouje: Chandkheda, Taluka Sabarmati, Old Taluka: Ahmedabad, City West in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Wadaj). Bounded :- East :- Flat No. C-401, West :- Flat No. C-403, North :- Flat No. C-405, South: -Block No. B

19 RONAKBHAI CHAUDHARI 17-01-2023 Thousand Five Hundred Only) Two Hundred Fifty Only)	ı	899	Mr. RONAK HARIBHAI CHAUDHARI, Mrs. ANKITABEN RONAKBHAI CHAUDHARI		Fourteen Lakh Forty Two	Rs.1,44,250/- (Rupees One Lakh Forty Four Thousand Two Hundred Fifty Only)	*
---	---	-----	--	--	-------------------------	--	---

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 "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

2740001 0008524 9 & TCHIN02 7400010 0085342	RAJUBHAI GOVINDBHAI RATHOD. MRS. SMITABEN RAJUBHAI RATHOD	Thousand One Hundred Forty Seven Only) is due and payable by you under loan account No. TCHHL0274000100085249 and an amount of Rs. 67472/- (Rupees Sixty Seven Thousand Four Hundred Seventy Two Only) is due and payable by you under loan account No. TCHIN0274000100085342 i.e. totaling to Rs. 1736619/- (Rupees Seventeen Lakh Thirty Six Thousand Six Hundred Nineteen Only)	18,70,000/- (Rupees Eighteen Lakh Seventy Thousand Only)	1,87,000/- (Rupees One Lakh Eighty Seven Thousand Only)
		21-12-2022	,	

Rs. 1669147/- (Rupees Sixteen Lakh Sixty Nine

6. TCHHLO MR.

admeasuring 44.23 sq. mts. as Carpet area along with approx. 18.96 sq. mts. (a total of approx. 63.19 Sq. mts. including Carpet plus unsold land of common plot) of undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Prarthna Flats", constructed on non-agricultural land for residential use bearing Final Plot No. 85/paiki admeasuring 1500 Sq. mts. of Town Planning Scheme no 13 bearing Revenue Survey No. 378, Situated at Moje Village: Chhani, In the Registration District of Vadodara & Sub District of Vadodara City (Vibag-7, Chhani) of Gujarat Bounded :- East :- Final Plot no. 85, West :- Flat No 302, North :- T.P.S 18 mts. wide Road, South : - Flat No 304

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 303 on the third floor

7.	668	Mr. Pushkarraj Mohaniai Sharma. Mrs. Lilaben Pushkarraj Sharma	Rs. 14,26,194/- 02-06-2021	Rs. 17,31,600/- (Rupees Seventeen Lakh Thirty One Thousand Six Hundred Only)	Rs. 1,73,160/- (Rupees One Lakh Seventy Three Thousand One Hundred Sixty Only)	Physical					
D	Description of the Immovable Property: All That Piece & Parcel Of Immovable Property Rearing 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

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 30 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 NOTE: The E-auction of the properties will take place through portal http://bankauctions.in/ on 21-12-2023 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 12-12-2023 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 which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Mr Arijit Kumar Das, 8142000725, 8142000066, 8142000062 Email :- arijit@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/nglov 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 :- 20-11-2023

financialexp.epapr.in

Ahmedabad

Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.

Physical

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession
1.	10575 320 & 10559 035	MR. BACHUBHAI NATVARBHAI PANCHAL. MRS. PUSHPABEN BACHUBHAI PANCHAL MR. KRUNAL BACHUBHAI PANCHAL	Rs 3863728/- is due under loan agreement No. 10559035 and an amount of Rs. 506050/- is due under loan agreement No. 10575320 totaling to Rs. 4369778/- (Rupees Forty Three Lakh Sixty Nine Thousand Seven Hundred Seventy Eight Only)  20-12-2022	Rs. 73,65,600/- (Rupees Seventy Three Lakh Sixty Five Thousand Six Hundred Only)	Rs. 7,36,560/- (Rupees Seven Lakh Thirty Six Thousand Five Hundred Sixty Only)	Physica

2690001 0006777 2 & TCHHF0 2690001 0006171 6	MRUGESHKU MAR HITESHKUMA R PAREKH. Mrs. MONIKA MRUGESH PAREKH	Three Hundred Sixty Two Only) is due and payable by you under loan account No. TCHHF0269000100067772 and an amount of Rs. 4519195/- (Rupees Forty Five Lakh Nineteen Thousand One Hundred Ninety Five Only) is due and payable by you under loan account No. TCHHF0269000100061716 i.e. totaling to Rs. 5258557/- (Rupees Fifty Two Lakh Fifty Eight Thousand Five Hundred Fifty Seven Only)	51,17,407/- (Rupees Fifty One Lakh Seventeen Thousand Four Hundred Seven Only)	5,11,741/- (Rupees Five Lakh Eleven Thousand Seven Hundred Forty One Only)	
		roperty: All the piece & parcel of constructed property bearings. Short I left No. 55) 555 89 Sq. East (Carnet Area 448 05 Sq.	#		Committee of the commit