

<p style="text-align: center;">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, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009.</p> <p style="text-align: center;">NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)</p> <p>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</p> <p>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 29-01-2024 on "As is where is" and "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 29-01-2024. The sealed envelope containing Demand Draft of EMD for participation in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 27-01-2024 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.</p> <p>The sale of the Secured Asset/Immovable Property will be on "as is where condition is" as per brief particulars described herein below:</p>						
Sr. No.	Loan A/c. No. and Branch	Name of Borrower(s) / Co-borrower(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
12.	990 089 7	MR. MUNABHAI ISMAILBHAI MANIYAR. MRS. ANISHABEN MUNABHAI MANIYAR	Rs. 10,78,869/- (Rupees Ten Lakh Seventy Eight Thousand Eight Hundred Sixty Nine Only)	Rs. 4,40,000/- (Rupees Four Lakh Forty Thousand Only)	Rs. 44,000/- (Rupees Forty Four Thousand Only)	Physical
<p>Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 303 on 3rd floor Super build up 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. AAHIL HEIGHT", constructed on non-agriculture land for residential use bearing City Survey No. 1367, 1368, Sht No. 21, Chhala 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</p>						
13.	1011 7676	MR. SURYAVIRASINGH SISODIYA Mrs. CHANDKUNWAR SISODIYA	Rs. 8,62,920/- (Rupees Eight Lakh Sixty Two Thousand Nine Hundred Twenty Only)	Rs. 4,05,000/- (Rupees Four Lakh Five Thousand Only)	Rs. 40,500/- (Rupees Forty Thousand Five Hundred Only)	Physical
<p>Description of the Immovable Property: All the piece & parcel of the immovable property bearing residential flat no. J-426 on fourth floor in block - R Admeasuring 55 Sq. Yd., located at 'Umang Lambha - 2' situated on the land of sub plot no. 2 of final plot no. 68 of town planning scheme no. 79 (old land revenue survey no. 1523) Situated at Moje village: Vatva, Sub Dist. Ahmedabad - 11 (Aslat) Dist: Ahmedabad Gujarat. Bounded:- East:- Society Road, West:- Passage, North:- Flat No. J-425, South:- Lift</p>						
14.	908 711 0	MR. MAHENDRA PURI R.GOSWAMI Mrs. NUTANBEN M. GOSWAMI	Rs. 7,55,181/- (Rupees Seven Lakh Fifty Five Thousand One Hundred Eighty One Only)	Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand Only)	Rs. 64,000/- (Rupees Sixty Four Thousand Only)	Physical
<p>Description of the Immovable Property: All that piece and parcel of the Immovable property being Flat No. 403, on the 4th Deep Riddhi Apartment, Anad admeasuring about 540 Sq.fts, situated on the land bearing Survey No.584/1, T.P.7, F.P.102, in the village moje: Anand Registration District Sub District Anand Bounded:- East:- East by Sub Plot No.1, West:- Flat No. 404 on 4th Floor, North:- Flat No. 402 on 4th Floor, South:- By F.P.No.101 after leaving this property Upper: Flat No. 503, Lower: Flat 303 of 3rd Floor. SR.No. 1547.</p>						
15.	1032 5369	Mr. Manoj Gopalakrishnan Acharya Mrs. Santha Gopalakrishnan Acharya	Rs. 9,47,198/- (Rupees Nine Lakh Forty Seven Thousand One Hundred Ninety Eight Only)	Rs. 7,60,000/- (Rupees Seven Lakh Sixty Thousand Only)	Rs. 76,000/- (Rupees Seventy Six Thousand Only)	Physical
<p>Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 1302, built up area admeasuring 58.06 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 "GUJARAT HOUSING BOARD", constructed on non-agriculture land for residential use bearing Survey No. 352, City survey no 2162 Colony 572 Lig Tarsali Vadodar Situate at Moje Village: Tarsali, Ta: Vadodara, Di: Vadodara of Gujarat. Living Room 4814X3330 3015X3080 Bed Room 1735X1015 1100X1080 Kitchen 2145X2495 W.C. 1045X1080X1680 Kitchen Balcony 2145X1000 Bath Room Bounded as follows: East by: Adj. Flat No. A-1301, West by: Adj. Flat No. B-1301, North by: Common passage & Lift, South by: Marginal open space.</p>						
16.	102 722 24	MR. KANJI 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
<p>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: Varsamedi, Taluka: Anjar, District: Kutch Bounded:- East:- Lagu Plot No. 254 & 255, West:- Internal Road, North:- Unit No. 06, South:- Unit No. 08</p>						
17.	102 016 82	MR. RAMCHANDAR RANA Mrs. GEETA RAMCHANDARA	Rs. 7,99,482/- (Rupees Seven Lakh Ninety Nine Thousand Four Hundred Eighty Two Only)	Rs. 5,15,000/- (Rupees Five Lakh Fifteen Thousand Only)	Rs. 51,500/- (Rupees Fifty One Thousand Five Hundred Only)	Physical
<p>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: Varsamedi, Taluka: Anjar, District: Kutch. Bounded:- East:- Gulry Lane, West:- Internal Road, North:- NA Plot No. 122, South:- NA Plot No. 124</p>						
18.	102 968 35	Mr. Ankit Nitinkumar 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
<p>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: Kankrol, Ta: Himarnagar 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</p>						
19.	993 663 1	MR. KAUSHIK MAHESHBHAI GAJJAR Mr. MAHESHBHAI HIMATBHAI GAJJAR Mrs. HANSABEN GAJJAR	Rs. 4,28,985/- (Rupees Four Lakh Twenty Eight Thousand Nine Hundred Eighty Five Only)	Rs. 4,00,000/- (Rupees Four Lakh Only)	Rs. 40,000/- (Rupees Forty Thousand Only)	Physical
<p>Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 2E-206 on the 2nd Floor in block no 2/E, admeasuring 41.71 Sq. Mtrs., i.e. 449 Sq. Ft. i.e. 00.00 Sq. Yard, along with 13.90 Sq. Mtrs. & 37.07, undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHANTI RESIDENCY", constructed on non-agriculture land for residential use bearing Revenue Survey No. 749, Block No. 0, admeasuring 3960.00 Sq. Mtrs., Paiki Situate in Kadi Municipal area at Sub District: Kadi, District: Mehsana of Gujarat. Bounded:- East:- Flat no 2/E 205, West:- Internal Road, North:- Flat no 2/E 203, South:- Flat no 2/E 207 and Stair</p>						
20.	10668 556 & TCHH F025 90001 890	MR. NANDAN MAHENDRABHAI RANPARA MR. CHINTAN MAHENDRABHAI RANPARA MRS. CHARMI NANDAN RANPARA, MRS. CHETNA CHINTAN RANPARA MRS. VINABEN MAHENDRABHAI RANPARA	Rs. 852,885/- (Rupees Eight Lakh Fifty Two Thousand Eight Hundred Eighty Five Only) is due and payable by you under Agreement No. TCHHF0259000100065890 and an amount of Rs. 4440881/- (Rupees Forty Four Lakh Forty Thousand Eight Hundred Eighty One Only) is due and payable by you under Agreement no. 10668556 totalling to Rs. 5293766/- (Rupees Fifty Two Lakh Ninety Three Thousand Seven Hundred Sixty Six Only)	Rs. 25,75,000/- (Rupees Twenty Five Lakh Seven Thousand Five Hundred Only)	Rs. 2,57,500/- (Rupees Two Lakh Fifty Seven Thousand Five Hundred Only)	Physical
<p>Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 401 on 4th Floor, build up area admeasuring 62.17 Sq. Mtrs., along with Terrace Adm. 42.26 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 "SHRI RAM PLAZA", constructed on non-agriculture land for residential use bearing Revenue Survey No. 287/2, Plot No. 52, Situate at in municipal corporation of Rajkot City, Sub District: District: Rajkot of Gujarat. Bounded:- East:- Other property, West:- Common Road, North:- Shop Terrace, South:- Passage</p>						
21.	106 108 00	Mr. Chetan Kumar Vasanbhai Sorathia, Mrs. Jaijapben Chetankumar Sorathia	Rs. 10,72,161/- (Rupees Ten Lakh Seventy Two Thousand One Hundred Seventy One Only)	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)	Rs. 55,000/- (Rupees Fifty Five Thousand Only)	Physical
<p>Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 401 on 4th Floor in Building "Vasundhara Avenue", built up area admeasuring 31.87 Sq. Mtrs., and along with all internal and external rights thereto of the premises/campus known as "BALAJI GREEN CITY", constructed on non-agriculture land for residential use bearing Revenue Survey No. 140 paiki 2, admeasuring 1119.07 Sq. Mtrs., Situate at Moje Village: Vavdi, of City Rajkot, District: Rajkot of Gujarat. Bounded:- East:- Others Property, West:- Flat No. 402, North:- Common Passage & Lift, South:- Space & Margin</p>						
22.	100 589 70	MR. DAYABHAI SHAMJIBHAI HIRANI (Borrower), Mrs. MUKTABEN DAYABHAI HIRANI (Co-borrower), Mr. BHAVNA TILSIBHAI 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
<p>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", constructed on non-agriculture land for Commercial & residential use bearing Revenue Survey No. 489, Plot No. 105, admeasuring 1036-3-0 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</p>						
<p>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 try to, 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 29-01-2024 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 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 24-01-2024 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. Claims, if any, which have been put forward to the property and any other known particulars bearing on its 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. nClosure, Block No.605 A, 6th Floor, Maithivam Commercial Complex, Amertep, Hyderabad - 500038 through its coordinators Mr Arjit Kumar Das, 8142000725, 8142000666, 8142000662 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/oukqu for the above details. 15. Kially 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.</p>						

Place: Ahmedabad Date: 08-01-2024

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

I arrive at a conclusion not an assumption.

Inform your opinion detailed analysis.

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