

TATA CAPITAL HOUSING FINANCE LIMITED

Regd. Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013
 Branch Address: Office No 208 To 212, 2nd Floor, Eco Futurz, Nr. Khatu Shyamji Temple, New City Light Road, Surat- 395007



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 21-02-2024 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 21-02-2024. 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 20-02-2024 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Office No 208 to 212, 2nd Floor, Eco Futurz, Nr. Khatu Shyamji Temple, New City Light Road, Surat- 395007. 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 and Date of Demand Notice | Reserve Price | Earrest Money | Type of Possession | Mr. Anil Ashok Mahajan, Mr. Popat Ashok Mahajan, Mrs. Sunita Mahajan, Mrs. Sushilaben Mahajan | Rs. 12,89,830/- & 16-08-2023 | Rs. 9,50,000/- (Rupees Nine Lakh Fifty Thousand Only) | Rs. 95,000/- (Rupees Ninety Five Thousand Only) | Physical | 24 | 10382168 | Manojkumar Ramashre Gupta, Manormadevi Manojkumar Gupta | Rs. 9,77,134/- & 16-02-2023 | Rs. 8,25,000/- (Rupees Eight Lakh Twenty Five Thousand Only) | Rs. 82,500/- (Rupees Eighty Two Thousand Five Hundred Only) | Physical | | | | | | |
|---------|-------------------------------------|--|--|--|--|--------------------|--|------------------------------|---|---|----------|----|----------|---|-----------------------------|--|---|----------|--|--|--|--|--|--|
| 1 | 10515633 | Mr. Shamjibhai Mohanbhai Bharadava, Mrs. Rekhaben Shamjibhai Bharadava | Rs. 13,20,549/- & 12-01-2022 | Rs. 9,50,000/- (Rupees Nine Lakh Fifty Thousand Only) | Rs. 95,000/- (Rupees Ninety Five Thousand Only) | Physical | Description of the Immovable Property: All the piece & parcel of the said immovable property is a Plot No. 15/A, area admeasuring 49.36 Sq. Mts i.e. 59.06 Sq. Yd. along with 31.69 Sq. Mts. undivided share in the land of 'Shri Residency 1' Situated at Revenue Survey no. 364/1, "B" Block no. 315 admeasuring 9394 Sq. Mts. of Moje Village Tatthaiya, Ta. Palsana District of Surat, Gujarat. Bounded :- East:- Society Road, West:- Adj. Raj Mandir Society, North:- Adj. Plot No. 15/B, South:- Adj. Plot No. 14/A | | | | | | | | | | | | | | | | | |
| 2 | 10465523 | Sunil Gorishankar Sharma, Rima Sunil Sharma | Rs. 9,48,693/- & 16-02-2023 | Rs. 5,50,000/- (Rupees Six Lakh Fifty Thousand Only) | Rs. 65,000/- (Rupees Sixty Five Thousand Only) | Physical | Description of the Immovable Property: All the piece & parcel of Immovable property bearing Open Plot No. 63 of which area admeasuring 48 sq. yard i.e. 40.13 sq. mts., As Per K.J.P. Block No. 459/A/63 admeasuring 40.06 sq. mts., (As Per Re-survey New Block No. 2114 admeasuring 40.00 sq. mts.), along with 16.38 sq. Mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "SHUBH-NANDINI RESIDENCY VIBHAG - 3", constructed on non-agricultural land for residential use bearing Revenue Block No. 254 (After Re-survey Block No. 277), Situate at Moje Village: Derod, Taluka: Kamrej, District: Surat of Gujarat. Bounded :- East:- Plot No. 125, West:- Plot No. 123, North:- Society Road, South:- Plot No. 116 | | | | | | | | | | | | | | | | | |
| 3 | 10377827 & TCHIN02160 0010014461 | Babubhai Popatbhai Kikani, Varshaben Babubhai Kikani | Rs. 8,50,562/- (Rupees Eight Lakh Fifty Five Hundred Sixty Two Only) | Rs. 9,00,000/- (Rupees Nine Lakh Only) | Rs. 90,000/- (Rupees Ninety Thousand Only) | Physical | Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat No. G/1, area admeasuring 42.38 sq. mtrs., along with area admeasuring 40.37 sq. mtrs. and 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-NANDINI RESIDENCY VIBHAG - 3", constructed on non-agricultural land for residential use bearing Revenue Block No. 254 (After Re-survey Block No. 277), Situate at Moje Village: Derod, Taluka: Kamrej, District: Surat of Gujarat. Bounded :- East:- Plot No. 62, West:- Plot No. 64, North:- Plot No. 60, South:- Adj. Society Internal Road. | | | | | | | | | | | | | | | | | |
| 4 | 10529102 & TCHIN021 600010012 9750 | Damini Dinesh Parate, Dinesh Markandhai Parate | Rs. 12,22,076/- (Rupees Twelve Lakh Twenty Two Thousand Seventy Six Only) | Rs. 11,00,000/- (Rupees Eleven Lakh Only) | Rs. 10,00,000/- (Rupees One Lakh Ten Thousand Only) | Physical | Description of the Immovable Property: All the piece & parcel of Immovable property bearing As Per Passing Plan Flat No. G/1 (As Per Site Flat No. G/2) on the ground floor admeasuring 569.29 sq. feet i.e., 52.89 sq. mts. as per Built up area, along with 36.65 Sq. Mtrs. of Undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "OM TOWNSHIP PART-3" As Per Passing Plan Building No. A/8, Palki (As Per Site Building No. A/20), constructed on non-agricultural land, bearing Revenue Survey No. 176, Block No. 177, Situated at Moje: Pasodara, Ta: Kamrej, Dist: Surat of Gujarat. Bounded :- East:- Property of Flat No. G/1, West:- Building, North:- Open Space, South:- Passages/Stairs. | | | | | | | | | | | | | | | | | |
| 5 | 10420194 & TCHIN02160 00100128153 | Nilesh Jentil Gami, Hansaben Jentil Gami | Rs. 88,6670/- (Rupees Eight Lakh Eighty Six Thousand Six Hundred Seventy Only) | Rs. 8,17,000/- (Rupees Eight Lakh Seventeen Thousand Only) | Rs. 81,700/- (Rupees Eighty One Thousand Seven Hundred Only) | Physical | Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 45 admeasuring 77.00 sq. yard i.e., 64.38 sq. mts. As Per 7/12 Admeasuring 89.12 sq. mts., Along with 39.85 sq. mts. undivided share in the land of Road & C.O.P. in "SWARG VILLA", constructed on non-agricultural land for residential use bearing Revenue Survey No. 116/1, Block No. 122 admeasuring 16173 sq. mts., of Moje Village: Karel, Ta: Palsana, Dist: Surat of Gujarat. Bounded :- East:- Adj. Road, West:- Adj. Plot No. 38, North:- Adj. Plot no. 44, South:- Adj. Block No. 123. | | | | | | | | | | | | | | | | | |
| 6 | 9887173 & 10664641 | Nileshkumar Bikhubhai Dhorajiya, Pratik Bhikhbhai Dhorajiya | Rs. 13,48897/- (Rupees Thirteen Lakh Forty Eight Thousand Eight Hundred Ninety Seven Only) | Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only) | Rs. 99,000/- (Rupees Ninety Nine Thousand Only) | Physical | Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat No. 403 on the 4th floor of Building No. "D-3" of which area admeasuring 699 sq. sq. feet i.e. 64.96 sq. mts. as per Super Built up area, & 429 sq. feet i.e. 39.87 sq. mts. as per Built up area. Along with 26.37 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SHIV RESIDENCY", constructed on non-agricultural land for residential use bearing Situate at Block No. 92 admeasuring 1 Hectar 23 Are 44 sq. mts., & 00 Hectar 03 sq. mts., Total admeasuring 41 Hectar 26 Are 47 sq. mts., Akar Rs. 19.75 Paisa, Situated at Village: Umra, Tal: Oplad, Dist: Surat of Gujarat State. Bounded :- East:- Adj. Flat No. D-3, 404, West:- Adj. Building No. D-4, North:- Adj. C.O.P. South:- Adj. Flat No. D-3, 402. | | | | | | | | | | | | | | | | | |
| 7 | 10445369 & TCHIN021 60 001001233 04 | Pintukumar Vinod Yadav, Aarti Pintukumar Yadav | Rs. 8,34352/- (Rupees Eight Lakh Thirty Four Thousand Three Hundred Fifty Two Only) | Rs. 7,60,000/- (Rupees Seven Lakh Sixty Thousand Only) | Rs. 76,000/- (Rupees Seventy Six Thousand Only) | Physical | Description of the Immovable Property: All the piece & parcel of Immovable property bearing Open Plot No. 219 of which area admeasuring is 42.38 Sq. Mts., Along with 25.27 Sq. Mts. of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "SHUBH GLOBAL VILLAGE", constructed on non-agricultural land, Situated at Block No. 32, Revenue Survey No. 41 & 42 As Per 7/12 admeasuring 64095 Sq. Mts., Akar Rs. 62.81 Paisa of Moje Village Velanja, Ta: Kamrej, Dist: Surat. Bounded :- East:- Plot No. 190, West:- Adj. Road, North:- Plot No. 220, South:- Plot No. 218. | | | | | | | | | | | | | | | | | |
| 8 | 10694767 & TCHHL021 60 001000851 36 | Rakesh Ishwari Patel, Hemlataben Ishwari Patel, Kirti Rakesh Patel | Rs. 5,23,235/- (Rupees Five Lakh Twenty Three Thousand Two Hundred Thirty Five 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: All the piece & parcel of Immovable property bearing As Per Passing Plan Plot No. 137/D, of which area admeasuring is 41.25 Sq. Mts., Along with 27.22 Sq. Mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto, Totally admeasuring 68.47 Sq. Mts., in the premises/campus known as "OM HARI OM RESIDENCY", constructed on non-agricultural land for residential use bearing Survey No. 58, Block No. 69 admeasuring 12486 Sq. Mts., Situated at Village: Karel, Tal: Palsana, Dist: Surat of Gujarat. Bounded :- East:- Plot No. 138/C, West:- Plot No. 136/B, North:- Society Road, South:- Block No. 68. | | | | | | | | | | | | | | | | | |
| 9 | 9572978 & 10689565 | Rohitkumar Jamanadasabha Ardeshana, Jamanadasabha Govindbhai Aradeshana | Rs. 575905/- (Rupees Five Lakh Seventy Five Thousand Nine Hundred Five Only) | Rs. 9,00,000/- (Rupees Nine Lakh Only) | Rs. 90,000/- (Rupees Ninety Thousand Only) | Physical | Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 192 (After K.J.P New Block No. 280/859/192) of which area admeasuring 12 Ft by 40 Ft i.e. 53.44 Sq. Mts. Along with 78.73 sq. mts. 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 "AKSHAR VILLA", constructed on non-agricultural land for residential use bearing Revenue Survey No. 234, 244, 246, Block No. 280 admeasuring 143531.00 sq. mts. Palki 48815.14 Sq. Mts., Situated at Moje Village: Shekhupur, Ta: Kamrej, District: Surat of Gujarat. Bounded :- East:- Adj. Society Road, South:- Adj. Property of Block No. 193, West:- Adj. Property of Block No. 191, North:- Adj. Society Road, South:- Land of Adj. Block after passage. | | | | | | | | | | | | | | | | | |
| 10 | 10445369 & TCHIN021 60 001001233 04 | Pintukumar Vinod Yadav, Aarti Pintukumar Yadav | Rs. 8,34352/- (Rupees Eight Lakh Thirty Four Thousand Three Hundred Fifty Two Only) | Rs. 7,60,000/- (Rupees Seven Lakh Sixty Thousand Only) | Rs. 76,000/- (Rupees Seventy Six Thousand Only) | Physical | Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing As Per Passing Plan Plot No. 137/D, of which area admeasuring is 41.25 Sq. Mts., Along with 27.22 Sq. Mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto, Totally admeasuring 68.47 Sq. Mts., in the premises/campus known as "OM HARI OM RESIDENCY", constructed on non-agricultural land for residential use bearing Survey No. 58, Block No. 69 admeasuring 12486 Sq. Mts., Situated at Village: Karel, Tal: Palsana, Dist: Surat. Bounded :- East:- Plot No. 138/C, West:- Plot No. 136/B, North:- Society Road, South:- Block No. 68. | | | | | | | | | | | | | | | | | |
| 11 | 10445369 & TCHIN021 60 001001233 04 | Pintukumar Vinod Yadav, Aarti Pintukumar Yadav | Rs. 8,34352/- (Rupees Eight Lakh Thirty Four Thousand Three Hundred Fifty Two Only) | Rs. 7,60,000/- (Rupees Seven Lakh Sixty Thousand Only) | Rs. 76,000/- (Rupees Seventy Six Thousand Only) | Physical | Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing As Per Passing Plan Plot No. 137/D, of which area admeasuring is 41.25 Sq. Mts., Along with 27.22 Sq. Mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto, Totally admeasuring 68.47 Sq. Mts., in the premises/campus known as "OM HARI OM RESIDENCY", constructed on non-agricultural land for residential use bearing Survey No. 58, Block No. 69 admeasuring 12486 Sq. Mts., Situated at Village: Karel, Tal: Palsana, Dist: Surat. Bounded :- East:- Plot No. 138/C, West:- Plot No. 136/B, North:- Society Road, South:- Block No. 68. | | | | | | | | | | | | | | | | | |
| 12 | 10445369 & TCHIN021 60 001001233 04 | Pintukumar Vinod Yadav, Aarti Pintukumar Yadav | Rs. 8,34352/- (Rupees Eight Lakh Thirty Four Thousand Three Hundred Fifty Two Only) | Rs. 7,60,0 | | | | | | | | | | | | | | | | | | | | |