



TATA

TATA CAPITAL HOUSING FINANCE LIMITED

Registered 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 Futur, 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)

Sr. No.	Loan A/c No.	Name of Borrower(s) Co-Borrower(s)/Legal Heir(s)/Legal Representative/ Guarantor(s)	Amount as per Demand Notice and Date of Demand Notice	Reserve Price	Earnest Money	Type of Possession
37	10525186	Sayamsundar Gandallal Gujjar, Seemaben Shyamsunder Gujjar	Rs. 14,23,935/- & 14-11-2022	Rs. 8,00,000/- (Rupees Eight Lakh Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)	Physical

Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Plot No. 134 (As Per Passing Plan Plot No. F/134), admeasuring 49.33 sq. yard i.e. 41.24 sq. mts., (As Per Passing Plan admeasuring 40.15 sq. mts.), along with undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "SURBHII RESIDENCY", constructed on non-agricultural land for Residential use bearing Revenue Survey No. 76 & 77, Block No. 57 (As Per Re-Survey Old Block No. 93/B) admeasuring 17173 sq. mts., (As Per Re-Survey Block No. 93/B admeasuring 17599 sq. mts.), Situated at Mojje Village: Makana, Ta: Kamrej, Dist: Surat of Gujarat.

Bounded :- East - Adj. Plot No. 135, North - Adj. Society's Internal Road., South - Adj. Plot no. 137.

Sr. No.	Sureshchand Kadu Sanjay Kapoorchand Gupta	Rs. 11,14,632/- & 20-02-2023	Rs. 8,40,000/- (Rupees Eight Lakh Forty Thousand Only)	Rs. 84,000/- (Rupees Eighty Four Thousand Only)	Physical
38	10338141	Sushantabhai Panda, Krishna Fulaya Arangutla, Sanjukta Sushanta Panda	Rs. 12,93,483/- & 10-04-2023	Rs. 9,60,000/- (Rupees Nine Lakh Sixty Thousand Only)	Rs. 96,000/- (Rupees Ninety Six Thousand Only)

Description of the Immovable Property: All the piece & parcel of immovable property bearing Plot No. 317 of which area as per site admeasuring 48.00 sq. yard i.e., 40.13 sq. mts., & As Per Passing Plan Admeasuring 42.05 Sq. Mts. of Open Land, along with 21.87 sq. Mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "RASHI RESIDENCY", constructed on non-agricultural land, bearing Revenue Survey No. 15, Block No. 124 admeasuring He. 3-34 Are. 15 sq. mts. i.e., 33415 sq. mts., Situated at Mojje: Karel, Ta: Palsana, Dist: Surat of Gujarat.

Bounded :- East - Plot No. 364, West - Society Internal Road, North - Plot No. 318, South - Plot No. 316

Sr. No.	TCHHL02	Sushantabhai Panda, Krishna Fulaya Arangutla, Sanjukta Sushanta Panda	Rs. 12,93,483/- & 10-04-2023	Rs. 9,60,000/- (Rupees Nine Lakh Sixty Thousand Only)	Rs. 96,000/- (Rupees Ninety Six Thousand Only)	Physical
39	16000100 087389	Sushantabhai Panda, Krishna Fulaya Arangutla, Sanjukta Sushanta Panda	Rs. 12,93,483/- & 10-04-2023	Rs. 9,60,000/- (Rupees Nine Lakh Sixty Thousand Only)	Rs. 96,000/- (Rupees Ninety Six Thousand Only)	Physical

Description of the Immovable Property: All the piece & parcel of immovable property bearing Plot No. 29, of which area as per site admeasuring 48.00 sq. yard i.e., 40.15 sq. mts., As Per Passing Plan admeasuring 40.18 sq. mts. (After K.J.P Block No. 349 Palki 29 admeasuring 40.18 Sq. Mtrs.), Along with 25.90 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "SHUBHII RESIDENCY", constructed on non-agricultural land for Residential use bearing Revenue Survey No. 309, Block No. 349 admeasuring He. Are 0-55-89 sq. mts. i.e., 5589.00 sq. mts., & as per D.S.O. Record admeasuring 6065.00 Sq. Mts., Situated at Village: Jolwa, Ta: Palsana, Dist: Surat of Gujarat.

Bounded :- East - Adj. Plot No. 47, West - Adj. Society Road, North - Adj. Plot No. 28, South - Adj. Plot No. 30

Sr. No.	40	Vijaykumar Punabhai Dudawala, Sonalben Vijaybhai Dudawala	Rs. 10,67,803/- & 05-04-2023	Rs. 9,09,000/- (Rupees Nine Lakh Nine Thousand Only)	Rs. 90,900/- (Rupees Ninety Nine Hundred Only)	Physical
40	10544813	Vijaykumar Punabhai Dudawala, Sonalben Vijaybhai Dudawala	Rs. 10,67,803/- & 05-04-2023	Rs. 9,09,000/- (Rupees Nine Lakh Nine Thousand Only)	Rs. 90,900/- (Rupees Ninety Nine Hundred Only)	Physical

Description of the Immovable Property: All the piece & parcel of immovable property bearing Plot No. 131, of which area as per site admeasuring 44.61 Sq. Mts. i.e., 53.33 Sq. Yard along with 29.56 Sq. Mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "SHYAM VILLA RESIDENCY", constructed on non-agricultural land for Residential use bearing Block No. 58, Old Block No. 91 admeasuring 15835 sq. mts., (As Per Old Block No. 91 admeasuring 15578 sq. mts.), Situated at Village: Makana, Ta: Kamrej, Dist: Surat of Gujarat.

Bounded :- East - Adj. Plot No. 147, North - Property of Plot No. 132, South - Property of Plot No. 130

Sr. No.	41	Mr. Dattamay Harvalkar, Mrs. Sujata Dattamay Harvalkar	Rs. 5,57,501/- (Rupees Five Lakh Fifty Seven Thousand Five Hundred One Only) & 13-05-2021	Rs. 6,25,000/- (Rupees Six Lakh Twenty Five Thousand Only)	Rs. 62,500/- (Rupees Sixty Two Thousand Five Hundred Only)	Physical
41	10295162	Mr. Dattamay Harvalkar, Mrs. Sujata Dattamay Harvalkar	Rs. 5,57,501/- (Rupees Five Lakh Fifty Seven Thousand Five Hundred One Only) & 13-05-2021	Rs. 6,25,000/- (Rupees Six Lakh Twenty Five Thousand Only)	Rs. 62,500/- (Rupees Sixty Two Thousand Five Hundred Only)	Physical

Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Plot No. 538, Admeasuring 48.00 Sq. Yard, I.E. Admeasuring 40.13 Sq. Meters, (As Per 7/12 Admeasuring 40.18 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 "GRUHAM EXOTICA", constructed on Non-Agricultural land for residential use bearing Block No. 266, (K.J.P. Block No. 266-538) admeasuring 52,306.00 Sq. Meters, Situate at Mojje Village: Karmala, Ta: Olpad, Sub District: Olpad, District: Surat of Gujarat.

Bounded :- East - Adj. Plot no 511, West - Adj. Road, North - Adj. Plot no 537, South - Adj. Plot no 539

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 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 21-02-2024 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 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 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 12-02-2024 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 the Authorised Officer within 24-Hrs 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. 4Closure, Block No.605 A, 6th Floor, Maitriyanan Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Mr. Arifit Kumar Das, 8142000725, 8142000066, 8142000062 Email : arifit@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 link provided in secured creditor's website <http://surf.li/pveau> 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.

Sd/-
Place: Surat
Authorised Officer
Tata Capital Housing Finance Ltd.
Date- 05-02-2024

THE SARVODAYA SAHAKARI BANK LTD.
Reg. Office : "SHRI NIDHI", KHAND BAZAR, VARACHHA ROAD, SURAT.

Ph. No.0261-2554365/66/67

AUCTION OF IMMOVABLE PROPERTY

AUCTION OF ASSETS IN PHYSICAL POSSESSION OF BANK UNDER THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 AND SECURITY INTEREST (ENFORCEMENT) RULES-2002. Offers are invited so as to reach the Authorised Officer on or before the Commencement of auction for the sale of the following properties in the possession of the bank on "As is where is basis, As is what is basis and whatever there is Basis" towards the recovery of its secured Debts with interest, courts charge etc. from borrower as stated here under.

Borrower / Guarantors		Secured Debt for Recovery
Borrower : M/s. VNR EXPORTS (Partnership Firm) Office: C-603, Diamond World Centre, Mini Bazar, Mangadh Chowk, Varachha Road, Surat-395006.	Partners :	Loan A/c No. 1006071000010 As per demand notice dtd. 16/09/2021 u/s.13(2) for Rs.2,77,82,394.66 as on dt.14/09/2021 together with further Contractual Interest and expenses thereon till the date of payment.

Borrower : M/s. VNR EXPORTS (Partnership Firm) Office: C-603, Diamond World Centre, Mini Bazar, Mangadh Chowk, Varachha Road, Surat-395006.	Partners :	Loan A/c No. 1006071000011 As per demand notice dtd. 16/09/2021 u/s.13(2) for Rs.2,57,93,709.00 as on dt.14/09/2021 together with further Contractual Interest and expenses thereon till the date of payment.
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Borrower / Guarantors		Secured Debt for Recovery
Borrower : M/s. VNR EXPORTS (Partnership Firm) Office: C-603, Diamond World Centre, Mini Bazar, Mangadh Chowk, Varachha Road, Surat-395006.	Partners :	Loan A/c No. 1006071000010 As per demand notice dtd. 16/09/2