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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.

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 27-05-2024 on 'As is where is' & 'As is what is' and 'Whichever there is' and without any recourse basis...

The sale of the Secured Asset/ Immovable Property will be on 'as is where condition is' as per brief particulars described herein below:

Table with 6 columns: 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. Includes entry 1 with details for Rajesh Harshadhai Zinzwadia.

Description of the Immovable Property: Property 1 - Schedule - A All that premises being First Floor consisting of 6 (Six) Units bearing No. 1 to 6, measuring 4352 Sq. Feet i.e. 404.73 Sq. Mts. (Super Built-Up Area of structure) having carpet area measuring 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 measuring about 474 Sq. Mts. and (2) Final Plot No. 315 paiki measuring about 371 Sq. Mts. of Town Planning Scheme No. 26 total measuring about 845 Sq. Mts. situated, lying and being 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 being Second Floor consisting of 6 (Six) Units bearing No. 1 to 6, measuring 4352 Sq. Feet i.e. 404.73 Sq. Mts. (Super Built-Up Area of structure) having carpet area measuring 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 measuring about 474 Sq. Mts. and (2) Final Plot No. 315 paiki measuring about 371 Sq. Mts. of Town Planning Scheme No. 26 total measuring about 845 Sq. Mts. situated, lying and being 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. Note - Builder dues are approx. of Rs. 38.21,056 only. Which will have to be paid by Bidder to the Builder.

Table with 6 columns: 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. Includes entry 2 with details for Mr. Bhavesh Kantil Rathod.

Description of the Immovable Property: All the piece & Parcel of Immovable property Flat no A-704 on 7th floor in Block 'A' measuring 59.19 sq. mts. constructed property merge survey no 411/1 measuring 9105 Sq. Mt. (merge survey no 411/1 measuring 1821 Sq. Mt. and merge survey no 413/2 measuring 1113 Sq. Mt. and merge survey no 412 measuring 6171 Sq. Mt. T.P. no 79 Final Plot no 613 measuring 5463 Sq. Mt. along with measuring 21.511 Sq. Mt. Known as 'SAMOR Residence' merge survey no 411/1 measuring 9105 Sq. Mt. (merge survey no 411/1 measuring 1821 Sq. Mt. and merge survey no 413/2 measuring 1113 Sq. Mt. and merge survey no 412 measuring 6171 Sq. Mt. T.P. no 79 Final Plot no 613 measuring 5463 Sq. Mt. of Moje Village: Vatva, Taluka: Ahmedabad V-11 Aslali, Dist: Ahmedabad Bounded - East - stair of 'A' Block, West - Society Road, North - T. P. Road, South - Flat no A-703

Table with 6 columns: 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. Includes entry 3 with details for Mr. Munabhai Ismailbhai Maniyar.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 303 on 3rd floor Super build up area measuring 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. AAHL HEIGHT', constructed on non-agriculture land for residential use bearing City Survey No. 1367, 1368, Shit. No. 21, Chaitia No 83, 75, Nagarpaika 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

Table with 6 columns: 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. Includes entry 4 with details for Mr. Ganeshkumar Nandlal Sharma.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot no 31, measuring 90.00 Sq. Mtrs. i.e. 968.00 Sq. Ft. Cover area Adm. 62.72 Sq. Yard, along with 00.00 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 'VITHAL NAGAR SOCIETY', constructed on non-agriculture land for residential use bearing Revenue Survey No. 122, measuring 5.24 Gulta, Situate at Moje Village: Meghar Borichi, Taluka: Anjar, District: Kutch of Gujarat. Bounded - East - Plot No. 40 Property, West - Internal Road North - Plot No. 30 Property, South - Plot No. 32 Property.

Table with 6 columns: 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. Includes entry 5 with details for Mr. Suryavirasingh Sisodia.

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 (Aslali) Dist: Ahmedabad Gujarat. Bounded - East - Society Road, West - Passage, North - Flat No. J-425, South - Lift

Table with 6 columns: 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. Includes entry 6 with details for Mr. Ashokkumar Mafatal Darji.

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 measuring 26.56 Sq. meters, in building name as 'Shubh Shukra', Building No. E, 3rd Floor, Situate at Revenue Survey No. 405, Admeasuring 12011 paiki measuring 10911 sq. meters (new City Survey No. 1500) of Moje Village: Visnagar, Ta: Visnagar, Dist: Mahesana of Gujarat Bounded - East - Flat No. E-302, West - Block No. H, North - Flat No. E-304, South - Block No. D

Table with 6 columns: 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. Includes entry 7 with details for Mrs. Jyotsnaben Mahendrabhai Prajapati.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no. 102 on 1st floor in Building No. "H", Carpet area measuring 26.56 Sq. Mtrs., along with undivd 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', constructed on non-agriculture land for residential use bearing Revenue Survey No. 405, area measuring 12011 Sq. Mtrs. (City Survey No. 1500) Situate at Moje Village: Visnagar, Sub-District: Visnagar, District: Mahesana of Gujarat Bounded - East - Flat No. H-105, West - Society Road, North - Flat No. H-103, South - Flat No. H-101

Table with 6 columns: 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. Includes entry 8 with details for Mr. Khusal Bhavanlal Khodiyar.

Description of the Immovable Property: All the piece & parcel of the said immovable property is a residential land bearing sub plot no. 29/B Admeasuring 83.648 Sq. Mt. i.e. 100.04 Sq. Yd. South Side half part of Plot no. 29 admeasuring area 41.824 Sq. Mt. i.e. 50.2 Sq. Yd. Located at Revenue Survey No. - 260/3 Total Admeasuring 20639.00 Sq. Mt. of Moje Village Varsamed, Ta. Anjar District of Kachchh, Gujarat Bounded - East - Plot no. 60, West - 6.10 Mt. Internal Road, North - Plot no. 29A, South - Plot no. 28

Table with 6 columns: 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. Includes entry 14 with details for Mr. Mahendra Puri.

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. 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.

Table with 6 columns: 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. Includes entry 15 with details for Remarks Flour Mills Private Limited.

Description of the Immovable Property: Schedule - A Property in the name of Khushboo play and Hardware center- partner Khimji Monshi Gala (Shah) All the piece & parcel of the said immovable property being Flat no 3 and 4 on basement admeasuring 600 Sq. Ft. and 262 Sq. Ft. total 3 floor construction in the campus known as 'Niharika Apartment' in Subhanpura, Vadodra Situated on plot no. 3 land bearing Revenue survey no. 115-1, T.P. scheme no. 2 & F.P. no. 480 (Survey No. J.27471-00001) of Moje Village Subhanpura, District of Vadodra, Gujarat. Schedule - B Property in the name of Maniben Khimji Gala (Shah) All the piece & parcel of the said immovable property being on basement admeasuring 623 Sq. Ft. and 263 Sq. Ft. total 3 floor construction in the campus known as 'Niharika Apartment' in Subhanpura, Vadodra Situated on plot no. 3 land bearing Revenue survey no. 115-1, T.P. scheme no. 2 & F.P. no. 480 (Survey No. J.27471-00001) of Moje Village Subhanpura, District of Vadodra, Gujarat. Joint Bounded as follows: - East by - By Common way West by - By Road, North by - By Margin area, South by - By Open to sky

Table with 6 columns: 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. Includes entry 16 with details for Mr. Kanji Agal.

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: Kutch Bounded - East - Lagu Plot No. 254 & 255, West - Internal Road, North - Unit No. 06, South - Unit No. 08

Table with 6 columns: 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. Includes entry 17 with details for Mr. Ankit Nitinkumar Vyas.

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 of Moje Village: Kankrol, Ta: Himantnagar Di. Sabarkantha Gujarat Bounded - East - Margin then Plot No. 06 With Margin, West - Plot No. 8, North - Margin then Survey No. 725/P, South - Road of 06 meters

Table with 6 columns: 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. Includes entry 18 with details for Mr. Lalsinh Jagatsinh Padhiyar.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no A-307 on 3rd Floor admeasuring 43.62 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 "Raghukul Apartment", constructed on non-agriculture land for residential use bearing Revenue Survey No. 26/03A/07, Situate at Moje Village: Mhetapura, Taluka: Himantnagar, District: Himantnagar of Gujarat. Bounded - East - Flat No. A-306 on 3rd Floor, West - Adj. City Survey No. 13, North - Flat No. A-308 on 3rd Floor, South - Adj. City Survey No. 34

Table with 6 columns: 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. Includes entry 19 with details for Mr. Kausik Maheshbhai Gajjar.

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 Kad 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

Table with 6 columns: 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. Includes entry 20 with details for Mr. Nandan Mahendrabhai Ranpara.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 401 on 4th Floor, build up area measuring 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

Table with 6 columns: 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. Includes entry 21 with details for Nasrudin B Khokhar.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing SHOP no 3, 4 & 5, on Ground Floor Shop no 3 carpet area measuring 10.12 Sq. Mtrs., Shop no 4 carpet area measuring 10.00 Sq. Mtrs., Shop no 5 carpet area measuring 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

Table with 6 columns: 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. Includes entry 22 with details for Mr. Dayabhai Shamjibhai Hirani.

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 measuring 10.12 Sq. Mtrs., Shop no 4 carpet area measuring 10.00 Sq. Mtrs., Shop no 5 carpet area measuring 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

Table with 6 columns: 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. Includes entry 23 with details for Bakul Liladhar Chandarana.

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. A-401 on the 4th floor admeasuring 33.65 sq. mts. as Built up area 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 "RATNAM ELEGANCE", constructed on non-agriculture land for residential use known as "Arhantnagar 1" bearing Revenue Survey No. 12p1 and 12p2, admeasuring 882.57 Sq Mts of Plot no. 86-91 (Land Adm. 96-99 Sq. Mtrs of Plot No. 86, Land adm. 96-99 Sq. Mtrs of Plot No. 87, Land adm. 96-99 Sq. Mtrs. of Plot No. 88, Land adm. 96-99 Sq. Mtrs. of Plot No. 89, Land adm. 11-63 Sq. Mtrs. of Plot No. 90, Land adm. 382-98 Sq. Mtrs of Plot No. 91), Situated at Moje Village: Ghanteshwar, District & Sub District: Rajkot of Gujarat Bounded - East - Open to Sky, West - Main Door, Common Passage, Stairs, Lift, Open to Sky after Flat No. A/405, North - Open to Sky, South - Flat No. A/402 & Open to Sky

Table with 6 columns: 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. Includes entry 24 with details for Mr. Chetankumar Vasantbhai Sorathia.

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 measuring 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

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 27-05-2024 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 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 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 17-05-2024 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 is 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. 4Closeure, Block No.805 A, 6th Floor, Maintravina Commercial Complex, Amreepet, Hyderabad - 500038 through its coordinators Mr Arjit Kumar Das, 814200725, 814200066, 814200062 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.in/itcnp 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/- Authorised Officer, Tata Capital Housing Finance Ltd.

Place: Ahmedabad Date: 09-05-2024