

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 **27-05-2024** 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 **27-05-2024**. 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 **25-05-2024** 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	Earnest Money	Type of Possession	10 10000258	Mr. Pareshbhai H Mangrolia, Mrs. Nayanaben Pareshbhai Mangrolia	Rs.14,95,777/- (Rs. Fourteen Lakh Ninety Five Thousand Seven Hundred Seventy Seven Only) & 05-05-2021	Rs.7,50,000/- (Rs. Rupees Seven Lakh Fifty Thousand Only)	Rs.75,000/- (Rs. Seventy Five Thousand Only)	Physical	21 10575046	Mr. Ravindrakumar Ramshankar Yadav, Mrs. Seemadevi Ravindra Yadav	Rs.12,81,935/- (Rs. Rupees Twelve Lakh Eighty One Thousand Nine Hundred Thirty Five Only) & 02-06-2021	Rs.5,60,000/- (Rs. Rupees Five Lakh Sixty Thousand Only)	Rs.56,000/- (Rs. Rupees Fifty Six Thousand Only)	Physical	
1	10652400 & 10644239 & TCHHF0 2160001 00068121	Mr. Nitinbhai S. Patel, Mrs. Varshaben N. Patel, Mr. Akshay D. Kanani	Rs. 36,38,041/- (Rupees Thirty Six Lakh Thirty Eight Thousand Forty One Only) is due and payable by you under Agreement no. TCHHF0216000100068121 and an amount of Rs. 72,17,442/- (Rupees Seventy Two Lakh Seventeen Thousand Four Hundred Forty Two Only) is due and payable by you under Agreement no. 10644239 and an amount of Rs. 2,00,66,132- (Rupees Two Crore Sixty Six Thousand One Hundred Thirty Two Only) is due and payable by you under Agreement no. 10652400 totalling to Rs. 3,09,21,615- (Rupees Three Crore Nine Lakh Twenty One Thousand Six Hundred Fifteen Only) & 12-01-2022	Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh Only)	Rs. 16,50,000/- (Rupees Sixteen Lakh Fifty Thousand Only)	Physical	Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot no 319 area admeasuring 60.23 Sq. Mtrs., i.e. 72.03 Sq. yards, and along with 33.39 Sq. Mtrs., undivided proportionate share in the underneath land, and Totally admeasuring 93.62 Sq. Mtrs., and all internal and external rights thereto of the premises/campus known as "PINAL RESIDENCY", constructed on non-agriculture land for residential use bearing Block No. 63/A (After Re-survey New Block No. 80), Revenue Survey No. 73, admeasuring 47210 Sq. Mtrs., Situate at Moje Village: Ghaludi, Taluka: Kamrej, District: Surat of Gujarat. Bounded :- East :- Adj. Plot No. 306, West :- Adj. Society Road, North :- Adj. Plot No. 318, South :- Adj. Plot No. 320.														
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Bungalow No. 83/A which is registered in Surat Survey Ward: Navagam Survey No. 1389 admeasuring area as per Survey Record 260.04 Sq. Mtr., 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 "HUNS CO.-OP. HOUSING SOCIETY LTD.", constructed on non-agricultural land for residential use bearing Survey No. 18, T.P. Scheme No. 4, adjoining Final Plot No. 174-A and B, Situate at Moje Village: Navagam, Sub-Dist.: Choriyasi, District: Surat of Gujarat. Bounded :- East :- Bungalow No. 83/B property, West :- Society Road, North :- Bungalow No. 84/A property, South :- Bungalow No. 82/A property.																					
2	TCHHF02160 00100068822 & 10602458 & 10602855	Mr. Vijay Krishnalal Parekh, Mr. Gira Vijaybhai Parekh, Mr. Parekh Vijay Krishnalal Huf	Rs. 30,44,739/- (Rupees Thirty Lakh Forty Four Thousand Seven Hundred Thirty Nine Only) is due and payable by you under loan account No. TCHHF0216000100068822 and an amount of Rs. 35,71,933/- (Rupees Thirty Five Lakh Seventy One Thousand Nine Hundred Thirty Three Only) is due and payable by you under loan account No. 10602458 and an amount of Rs. 1,50,71,250/- (Rupees One Crore Fifty Lakh Seventy One Thousand Two Hundred Fifty Only) is due and payable by you under loan account No. 10602855, totalling to Rs. 2,16,87,922/- (Rupees Two Crore Sixteen Lakh Eighty Seven Thousand Nine Hundred Twenty Two Only) & 25-03-2022	Rs. 1,40,00,000/- (Rupees One Crore Forty Lakh Only)	Rs. 14,00,000/- (Rupees Fourteen Lakh Only)	Physical	Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No.503 on 2nd Floor In B-Types Buildings Paiki Block "L" Super Built up area admeasuring 1063.00 sq. foot, Built up area 63.99 sq. mtrs., along with 39.15 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 "KRISHNA HOUSE PART-1", constructed on non-agriculture land for residential use bearing Block No.93 (Old block no.71) Situate at Moje Village: Ghaludi, Sub District: Kamrej, District: Surat of Gujarat. Bounded :- East :- Adj. C.O.P. West :- Adj. Building No: I, North :- Adj. Building No: K, South :- Adj. Building No: A-2.														
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 40, As Per City Survey Chalta No. 36 City Survey 357.22 Sq. Mtrs. Paiki Eastern Side Plot No. 40/B of which area admeasuring 191 Sq. Mtrs., 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 "RAVINDRA PARK CO. OP. HO. SOC. LTD", constructed on non-agricultural land for residential use bearing Revenue Survey No. 545/1/A, 545/1/B, 545/1/K, Town Planning Scheme No. 11, Final Plot No. 5, Situate at Moje Village: Adajan, Sub-Dist.: Chorasi, District: Surat of Gujarat. Bounded :- East :- Adj. Plot No. 41, West :- Adj. Road and then Plot No. 39, North :- Adj. Sneh Smriti Society, South :- Adj. Plot No. 38.																					
Note :- SA filed by the Borrower against TCHFL (SA/238/2023) is pending before DRT Ahmedabad -II, No stay order is passed against TCHFL in the said case																					
3	10302090	Mr. Jayeshbhai Savaj (Borrower), Mrs. Manishaben Jayeshbhai Savaj (Co-borrower)	Rs. 44,28,704/- (Rupees Forty Four Lakh Twenty Eight Thousand Seven Hundred Four Only) & 23-01-2020	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	Physical	Description of the Immovable Property: All the piece & parcel of the said immovable property is bearing Plot no. 45, admeasuring 235.20 Sq. Mt. along with 101.98 Sq. Mt. undivided share in the land of road & COP, Totally admeasuring 337.18 Sq. Mt. Located at block/survey no. 53 & Khatu No. 382 admeasuring he. 2-34-26 Sq. Mt. of Moje Mangrol Ta. Jalapore, Dist: Navsari Gujarat. Bounded :- East :- Boundary of Adj. Block, West :- Road, North :- Plot No. 44, South :- Plot No. 46														
4	TCHHF02160 00100067294 & TCHHF02160 0010006095	Mr. Avinash Jagnani, Panna Textile, Mr. Shrawan kumar Jagnani, Mrs. Priya Avinash Jagnani	Rs. 27,34,713/- (Rupees Twenty-Seven Lakh Thirty-Four Thousand Seven Hundred Thirteen Only) is due and payable by you under loan account No. TCHHF021600010006095 and an amount of Rs. 5,52,200/- (Rupees Five Lakh Fifty Two Thousand Two Hundred Only) is due and payable by you under loan account No. TCHHF0216000100067294 totalling to Rs. 32,86,913/- (Rupees Thirty Two Lakh Eighty Six Thousand Nine Hundred Thirteen Only) & 11-01-2022	Rs. 17,10,000/- (Rupees Seventeen Lakh Ten Thousand Only)	Rs. 1,71,000/- (Rupees One Lakh Seventy One Thousand Only)	Physical	Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 501 on 5th Floor in Building No. K, of which as per site area Admeasuring is 63.99 Sq. Mtrs. as per Built Up Area and 1063 Sq. Ft as per Super Built Up Area, along with 39.15 Sq. Mtrs. of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "KRISHNA HOUSE" Vibhag-1, constructed on non-agricultural land for Residential use bearing Block No. 93 (Old Block No. 71), Situate at Moje Village: Ghaludi, Ta: Kamrej, Dist: Surat of Gujarat. Bounded :- East :- Adj. C.O.P. West :- Adj. Open Space and Building No. J, North :- Adj. Society Road, South :- Adj. Building No. L.														
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Shop No. 127 on 1st Floor, Carpet area admeasuring 154 Sq. Foot i.e. 14.31 Sq. Meters, 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 "Shree Krishna Market", constructed on non-agricultural land for commercial use bearing City Survey No. 3, Nondh No. 2865- D-1-A-B Paiki Plot No. 35 to 40, Situate at Salabatpura Ring Road, Sub-District: Surat (City), District: Surat of Gujarat. Bounded : East :- Kinnari Cinema Wall, West :- Metro Tower, North :- Salabatpura Road, South :- Ringroad Road																					
5	9889294 & 10669672	Mr. Punaram Gannaramji Sirvi, Mrs. Kamla Punaram Chaudhari	Rs. 26,02,096/- (Rupees Twenty-Six Lakhs Two Thousand and Ninety-Six Only) is due and payable by you under Loan A/C No. 9889294, and an amount of Rs. 3,43,743/- (Rupees Three Lakhs Forty-Three Thousand Seven Hundred and Forty Three Only) is due and payable by you under Loan Account No. 10669672 i.e. totalling to Rs. 29,45,839/- (Rupees Twenty-Nine Lakhs Forty Five Thousand Eight Hundred and Thirty Nine Only) & 30-11-2021	Rs. 11,25,000/- (Rs. Eleven Lakh Twenty Five Thousand Only)	Rs. 1,12,500/- (Rs. One Lakh Twelve Thousand Five Hundred Only)	Physical	Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 54 of which area admeasuring is 44.62 Sq. Mts., along with 14.72 Sq. Mts. of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "DIVINE VILLA", constructed on non-agricultural land, bearing Revenue Survey No. 737, 738, Block No. 743/1 area of which as per 7/12 Records is 01-60-00 He.Are.Sq.Mts. of which akr is 12-30 Pailsa. Situate at Moje: Hathuran, Ta: Mangrol, Dist: Surat. Bounded :- East :- Adj. Society Road, West :- Adj. Plot No. 44, North :- Adj. Plot No. 53, South :- Adj. Plot No. 55.														
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 14 of which area admeasuring 75.76 Sq. Mtr. along with Society Road and C.O.P. area admeasuring 45.17 Sq. Mtr. also along with undivided share proportionate share in the land, and all internal and external rights thereto of the premises/campus known as "SHUBH GLOBAL VILLAGE", non-agricultural land for Residential use bearing Revenue survey No. 41 and 42, Block No. 32, Situate at Moje Village: Velanja, Taluka: Kamrej, District: Surat of Gujarat.																					
6	10205789	Gopibhai G Gurjar, Harinrayan Gopibhai Gurjar	Rs. 28,17,932/- (Rupees Twenty Eight Lakh Seventeen Thousand Nine Hundred Thirty Two Only) & 13-12-2022	Rs. 11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only)	Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only)	Physical	Description of the Immovable Property: All the piece & parcel of Immovable property bearing Open Plot No. 7 of which area admeasuring is 81.60 Sq. Mts. along with 48.66 Sq. Mtrs. 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 for Residential use bearing Block No. 32, Revenue Survey No. 41 & 42 As Per 7/12 admeasuring 64095 Sq. Mts., Akar Rs. 62.81 Paisa, Situated at Moje Village: Velanja, Ta: Kamrej, Dist: Olpad of Surat., Bounded :- East :- Plot No. 08, West :- Plot No. 06, North :- Plot No. 25, South :- Adj. Road.														
7	9773812 & 10683755	Mrs. Shantidevi Hariram Borana, Mr. Hariram Jasaram Borana	Rs. 17,08,984/- (Rupees Seventeen Lakh Eight Thousand Nine Hundred Eighty Four Only) is due under Agreement No. 9773812 and an amount of Rs. 2,48,595/- (Rupees Two Lakh Forty Eight Thousand Five Hundred Ninety Five Only) is due under Agreement No. 10683755, totalling to Rs. 19,57,579/- (Rupees Nineteen Lakh Fifty Seven Thousand Five Hundred Ninety Nine Only) & 14-07-2023	Rs. 18,00,000/- (Rupees Eighteen Lakh Only)	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)	Physical	Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. "D" built-up area admeasuring 607.00 Sq. Foot i.e. 56.42 Sq. Meters & Carpet area admeasuring 558.00 sq. foot i.e. 51.83 sq. meters, along with 27.98 Sq. Mtrs. 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 "SWASTIK LAKE", constructed on non-agricultural land for residential use bearing Revenue Survey No. 73, 81, Block No. 123, T.P. Scheme No. 69 (Godadar-Dindol), Final Plot No. 111, admeasuring 31763 Sq. Meters, Sub Plot No. 1 as per approved sub division plan of Surat Mahanagar Palika admeasuring 5919 Sq. Mtrs. Situate at Moje Village: Dindol, Taluka: Udhna, District: Surat of Gujarat.														
8	10256756	Mr. Bhupendrakumar Manilal Parmar (Deceased) Through its legal Heirs Mr. Pradipkumar Manilal Parmar (Son) Mrs. Padmaben Manilal Parmar (Wife) Mr. Pradipkumar Manilal Parmar, Mrs. Padmaben Manilal Parmar	Rs. 22,63,136/- (Rupees Twenty Two Lakh Sixty Three Thousand One Hundred Thirty Six Only) & 21-11-2022	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Nine Thousand Only)	Rs. 99,000/- (Rupees One Lakh Fifty Four Thousand Only)	Physical	Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 121 (As per K.J.P. New Block No. 286/A/121) admeasuring 89.01 Sq. Yrd. i.e. 74.42 Sq. Mts. Along with 58.52 Sq. Mts. undivided share in the land of Road & C.O.P., in "RAGHUNATH RESIDENCY", Situated at Revenue Survey No. 207/1, 212, 213, Block No. 286/A/121 admeasuring 19654 Sq. Mts. of Moje Village Mulund, Ta: Olpad, Dist. Surat. Bounded : East :- Adj. Plot No. 122, West :- Adj. Plot No. 124, South :- Adj. Society internal Road.														
Note :- SA by the borrower Legal Heirs against TCHFL (SA/259/2023) is pending before DRT II, Ahmedabad, No stay order is passed againsts TCHFL in the said case.																					
9	10408235	Sanjay Damodar																			