

**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 Furz, 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 Heirs/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice and Date of Demand Notice	Reserve Price	Earnest Money	Type of Possession
33	9887683	Mr. Jalpesh S Shah, Mrs. Shilpaben Jalpesh Shah	Rs. 10,60,396/- (Rupees Ten Lakh Sixty Thousand Three Hundred Ninety Six Only) & 02-06-2021	Rs.4,25,000/- (Rupees Four Lakh Twenty Five Thousand Only)	Rs.42,500/- (Rupees Forty Two Thousand Five Hundred Only)	Physical

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 303 on 3rd Floor in admeasuring 85.50 Sq. Meter, along with 11.00 Sq. Meter, 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 RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No 643, City Survey No 5527/1 paiki Plot no A/27, To A-33, Situate at Moje Village: Tarsadi, Taluka: Mangrol, District: Surat of Gujarat. Bounded :- East :- Flat no 302, West :- Road, North :- Flat no 304, South :- Road

Sr. No.	Loan A/c No.	Name of Borrower(s)/ Co-Borrower(s)/ Legal Heirs/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice and Date of Demand Notice	Reserve Price	Earnest Money	Type of Possession
34	10470292	Mrs. Gangaben Pravinbhai Solanki, Mr. Kalpeshkumar Pravinbhai Solanki	Rs. 10,59,238/- (Rupees Ten Lakh Fifty Nine Thousand Two Hundred Thirty Eight Only) & 11-05-2021	Rs. 4,30,000/- (Rupees Four Lakh Thirty Thousand Only)	Rs. 43,000/- (Rupees Forty Three Thousand Only)	Physical

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No.36 admeasuring 64.79 sq. mtrs. i.e. 77.75 sq. yard, along with 40.12 sq. mtrs., undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "MANSAROVAR VILLA", constricted on non-agriculture land for residential use bearing R. S. No/Block No.335, (after re-survey new block no.635 admeasuring 41481 sq. mtrs., Paiki North-West side admeasuring 10500 sq. mtrs.,) Situate at Moje Village:Ulyadara, Sub District: Ankleshwar, District: Bharuch of Gujarat. Bounded :- East :- Plot No. 53, West :- Adj. Society Road, North :- Plot No.37, South :- Plot No.35.

Sr. No.	Loan A/c No.	Name of Borrower(s)/ Co-Borrower(s)/ Legal Heirs/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice and Date of Demand Notice	Reserve Price	Earnest Money	Type of Possession
35	9841478	Mr. Sanjaybhai B Dabhi, Mrs. Jyotiaben Sanjaybhai Dabhi	Rs. 10,16,630/- (Rupees Ten Lakh Sixteen Thousand Six Hundred Thirty Only) & 06-03-2020	Rs.6,21,000/- (Rupees Six Lakh Twenty One Thousand Only)	Rs.62,100/- (Rupees Sixty Two Thousand One Hundred Only)	Physical

Description of the Immovable Property: All the piece & parcel of the immovable property bearing Plot No. 101, Admeasuring Plot area 50.17 Sq. Mt. along with 32.93 Sq. Mt. undivided share in road located in 'Dharma Row House' situated at revenue survey no. 96, 97, 94, 92 block no. 54/A/1, admeasuring 22000 Sq. Mt. of Moje village syadala Ta. Olpad Dist: Surat. Bounded:- East: Plot No. 102, West: Plot No. 100, North: Road, South: Plot No. 81.

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 be 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 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 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. 4Closure, Block No.65 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad 500038 through its coordinators Mr Arijit Kumar Das, 8142000725, 8142000066, 8142000062 Email :- arijit@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.it/cipw> 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 enquires in this matter.

Sd/-

Place: Surat Authorised Officer Date: 09-05-2024

Tata Capital Housing Finance Ltd.