

Indian Bank - Sayajigunj Branch
Chavans Bungalow Opp World Trade Centre Baroda, Sayajigunj, Vadodara-390005.

Notice under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002-As regards taking possession of movables hypothecated and not hypothecated to the Bank - (ABANDONMENT of items not hypothecated to the Bank).

From **Indu Bineesh**
Authorised Officer
Indian Bank, Sayajigunj Branch, Vadodara.

To **Mr Ankit Dalal**
E/201, 2nd Floor, Tower E, Bhaskar Aditya Heights, Near Govardhan Township, B/s Radhe Duplex, Waghodia/Dabhoi Ring Road, Vadodara 390019

Mrs Dipali Ankit Dalal
E/201, 2nd Floor, Tower E, 'Bhaskar' Aditya Heights, Near Govardhan Township, B/s Radhe Duplex, Waghodia/Dabhoi Ring Road, Vadodara 390019.

Sir/Madam,
Sub: Loan account 50164752735 with Indian Bank Sayajigunj Branch-Reg
Mr Ankit Dalal and Mrs Dipali Ankit Dalal availed certain facilities from us. There payment of the said loan is secured by mortgage of certain property(ies).
Mr Ankit Dalal and Mrs Dipali Ankit Dalal failed to pay the outstanding to the bank and there fore, was called upon to pay the amount due vide notice dated 04.06.2022 issued under Sec.13(2) of the Act. It was made clear that if payment is not made within 60 days, Bank will be constrained to exercise its rights by taking possession of the securities.
As Mr Ankit Dalal and Mrs Dipali Ankit Dalal failed to make payment Bank took possession of the property more fully described in the schedule here under on 21.01.2024. A copy of the possession notice is enclosed.
While taking possession, Bank has taken inventory of movables /goods /items, which were found in side the schedule-mentioned property.
Bank has taken an inventory of items found inside the schedule-mentioned property, not hypothecated to the Bank. A copy of the same is available with the AO. You are hereby called upon to make arrangements to remove the said items not hypothecated / charged to the Bank within 7 days' time. It is here by made clear that Bank shall not be responsible for any loss/pilferage of such items. It is also made clear that Bank shall not take any insurance coverage for these items, as they are not charged/hypothecated to the Bank.
You are at liberty to take possession of those movables at your cost and expense at a time to be fixed in advance with the Authorised Officer. If you do not remove those movables immediately and/or within 7 days, Bank will be constrained to abandon the items without any further reference to you in this regard.
Bank will not be responsible for any insurance and / or deterioration in value of the securities. The items are kept in a separate place only in adherence to principles of natural justice, though there is no legal obligation cast on the Bank.
Take final notice to take delivery of goods within 7daysofthisnotice, failing which Bank will be constrained to abandon all the items, for which you and you alone will be held responsible.

SCHEDULE
Mortgaged assets: Flat No. E/201, 2nd Floor, adm. 644.00 sq. ft. (59.89 sq. mtr.), Tower-E, Aditya Heights, R.S. No.- 543, Block No.- 366, Old R.S. No.- 646, Block No.- 402, Near Govardhan Township B/s Radhe Duplex, Waghodia- Dabhoi Ring Road, Village- Kapurali, Vadodara, Gujarat.

Date: 21.06.2024 Authorised Officer
Place: Vadodara Indian Bank

FORM - II
JUNIPER GREEN POWER TRADING PRIVATE LIMITED
Plot No. 18, 1st Floor, Institutional Area, Sector 32, Gurugram, Haryana - 122001
Notice under sub-section (2) of Section 15 of Electricity Act, 2003

1. The Juniper Green Power Trading Private Limited (JGPTPL), a company incorporated under the Companies Act, 2013, has made an application under sub-section (1) of Section 15 of the Electricity Act, 2003 for grant of Category-V license for inter State trading in electricity in all regions across India before the Central Electricity Regulatory Commission, New Delhi. The necessary details of the application are given hereunder.

(a) Authorized issued, subscribed and paid-up capital:

a)	Authorized share capital	Rs. 2,50,00,000/-
b)	Issued share capital	Rs. 2,41,00,000/-
c)	Subscribed share capital	Rs. 2,41,00,000/-
d)	Paid-up share capital	Rs. 2,41,00,000/-

(ii) Shareholding pattern (indicate the details of the shareholders holding 5% or more shares)

Name of Shareholder	Juniper Green Energy Private Limited
Citizenship	Indian
Residential Status	India
No. of Shares	24,09,999/-
Shareholding %	100%

(iii) Financial and technical strength: JGPTPL has adequate financial and technical resources to undertake the business of trading and meets all the statutory requirements in this regard. JGPTPL has full-time professionals having industry expertise in the power sector including power trading, regulatory affairs and finance. JGPTPL is well placed to draw on its experience and work with various stakeholders in the Indian electricity system to build on this opportunity with the aid of its organized, skilled and experienced team. JGPTPL is confident that the emerging regulatory and legislative changes in the power sector would enhance the competition which exists in the Indian Electricity Sector and provide more avenues and opportunities to JGPTPL in the capacity of being a power trader.

(iv) Management profile of the applicant including details of past experiences of the applicant and/or the persons on the management of the applicant in generation, transmission, distribution and trading of electricity or similar activity.

Mr. Amit Gupta: AVP Power Sales (Operations) is a seasoned professional in the power sector, boasting over 20 years of experience. Prior to joining the Juniper Group, he worked with companies such as Tata Power Delhi Distribution Limited (TPDDL), JSW Power Trading (Category-1 Trading License), and Statkraft Markets Private Limited (Category-1 Trading Company License), where he led the Operations and Origination departments. Mr. Gupta holds a B.Tech in Electrical Engineering, which he completed in 2002, and a PGDGM in Operations.

Mr. Jatni Mitra: (Senior Manager) is a qualified Chartered Accountant (CA) with over a decade of experience in the finance and accounts sector. His extensive expertise includes preparing financial balance sheets, conducting budget and forecasting analysis, working on listing companies at stock exchanges (IPO), and performing financial and trade risk analysis. Prior to joining Juniper group, he worked with BLS International, Windlas Biotech, Pathway World School, and Aakash Institute. Mr. Mitra completed his chartered accountancy in 2012.

(v) Volume of electricity intended to be traded during the first year after grant of license and future plans of the application to expand volume of trading. Up to 500 MU/s.

(vi) Geographical areas within which the applicant will undertake trading in electricity. Across India

(vii) Net worth as on 31st March of three consecutive years immediately preceding the year of application or for such lesser period as may be applicable and on the date of the special balance sheet accompanying the application: (values in INR)

Date	Net worth
10th June 2024 (on date of special balance sheet)	INR 2,37,54,468/-
31st March 2023	N/A
31st March 2022	N/A
31st March 2021	N/A

(viii) Year-wise current ratio and liquidity ratio of the applicant for three years preceding the year in which the application is made, or for such lesser period as may be applicable and on the date of the special balance sheet accompanying the application:

Date	Current Ratio	Liquidity Ratio
10.06.2024	44.34:1	44.34:1
31.03.2023	N/A	N/A
31.03.2022	N/A	N/A
31.03.2021	N/A	N/A

(ix) (a) JGPTPL is authorized to undertake trading in electricity under the Main Objects clause of its Memorandum of Association.
(b) The said clause reads as:
"To establish and carry on the business of trading in electricity and act as a trader in sale and purchase of electricity and electrical energy in any form and in any market including power exchange and derivatives market, and by any process and in any fuel, derivatives and to enter into demand side management contracts, energy conservation contracts including energy performance contracts, megawatt contracts, enter into contracts for banking of electricity or any other contract and to operate as an energy trading company and to get registered with appropriate agency in accordance with the Electricity Act 2003 or any other act, regulations/rules framed thereon, policy, guidelines laid down by the Central Government/ State Government or any nodal agency from time to time or any statutory modifications or re-enactment thereof and to do all acts and things necessary or required for doing aforesaid business, including providing advisory and consultancy in issues related to energy and trading of energy."

(x) Details of cases, if any, where the applicant or any of his associates, or partner, or promoters, or Directors has been declared insolvent and has not been discharged. **NONE**

(xi) Details of cases, if any, in which the Applicant or any of his Associates or partners or promoters or Directors has been convicted of an offence involving moral turpitude, fraud or any economic offence during the previous three years preceding the year of making the application and the year of making the applicant and the date of release of the above person from imprisonment, if any, consequent to such conviction. **NONE**

Name of the person: N/A
Relationship with the Applicant: N/A
Nature of offence: N/A
Date of conviction: N/A

(xii) Whether the Applicant or any of his Associates, or partners, or promoters, or Directors was ever refused license, and if so, the detailed particular of the application, date of making application, date of order refusing license and reasons for such refusal: **NO**

(xiii) Whether the Applicant has been granted a license for transmission of electricity: **NO**

(xiv) Whether an order cancelling the license of the Applicant, or any of his Associates, or partners, or promoters, or Directors has been passed by the Commission: **NO**

(xv) Whether the Applicant or any of his Associates, or partners, or promoters, or Directors was ever found guilty in any proceedings for contravention non-compliance of any of the provisions of the Act or the rules or the regulations made there under or an order made by the Appropriate Commission, during the year of making the application or five years immediately preceding that year: **NO**

1. The application made and other documents filed before the Commission are available for inspection by any person with Mr. Amit Gupta, working as the AVP Power Sales (Operations), addressed at, Plot No. 18, 1st Floor, Institutional Area, Sector 32, Gurugram, Haryana - 122001 India email: amit.gupta@juniperenergy.com and telephone/mobile no. +91 99713 93925.

2. The application made and other documents filed before the Commission have been posted on: www.junipergreenenergy.com.

3. Objections or suggestions, if any, on the application made before the Commission may be sent to the Secretary, Central Electricity Regulatory Commission, 5, 7 & 8 Floor, Tower B, World Trade Centre, Nauraj Nagar, New Delhi- 110029; E-mail: secy@cearc.gov.in within 30 days of publication of this notice, with a copy to the applicant.

4. No objections or suggestions shall be considered by the Commission if received after expiry of 30 days of publication of this notice.

Sd/-
Place: New Delhi
Date: 24th June 2024
Mr. Amit Gupta
AVP Power Sales (Operations), JGPTPL

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)
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 25-07-2024 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 25-07-2024. 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 24-07-2024 till 5.00 P.M. at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Office No 208 To 212 | 2nd Floor, Eco Futur, 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
1	10287990	Sarajana Narasalah Meka, Charan Narasalah Meka (deceased) Through its Legal Heir- Mrs. Sumalata Charan Meka	Rs. 16,84,257/- 20-10-2023	Rs. 21,23,000/- (Rupees Twenty One Lakh Twenty Three Thousand Only)	Rs. 2,12,300/- (Rupees Two Lakh Twelve Thousand Three Hundred Only)	Physical
Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat No. 202 on the Second Floor of Building No. "B4" of which area as per Built-up Area measuring is 568.13 Sq. Ft. i.e., 52.80 Sq. Mtrs Along with 29.61 Sq. Mtrs of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SAI PUJAN RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 330/2, Block No. 475, T. P. Scheme No. 40 (Limbayat-Dindoli), Final Plot No. 57/B, (As Per T.R. New Final Plot No. 107) admeasuring 5477 sq. mts. of Moje Village Dindoli, City of Surat. Bounded - East: - Adj. Building No. B3, West - Adj. Road, North - Adj. Road, South - Adj. Compound						
2	10312917	Arvindbhai Dhirubhai Dudhat, Kiranben Arvindbhai Dudhat	Rs. 87,85,291/- (Rupees Eighty Seven Lakh Eighty Five Thousand Two Hundred Ninety One Only)/ 05-05-2023	PLOT NO:-126 - Rs.25,00,000/- and PLOT NO:-20 - Rs. 40,00,000/-	PLOT NO:-126 - Rs.2,50,000/- and PLOT NO:-20 - Rs. 4,00,000/-	Physical
Description of the Immovable Property: Schedule A: All the piece & parcel of Immovable property bearing Open Plot No. 20, admeasuring 4500 Sq. Ft. i.e., 418.21 Sq. Mtrs. along with undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "ROYAL VILLAGE", constructed on non-agricultural land, bearing Block No. 701 admeasuring He Are 10-10-00 Sq. Mts. Situated at Moje: Kondh, Ta: Valia, Dist: Bharuch of Gujarat. Bounded as Follows: - East: Plot No. 11, West - Society Road, North - Plot No. 19, South - Plot No. 21. Schedule B: All the piece & parcel of Immovable property bearing Open Plot No. 126, admeasuring 4500 Sq. Ft. i.e., 418.21 Sq. Mtrs. along with undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "ROYAL VILLAGE", constructed on non-agricultural land, bearing Block No. 701 admeasuring He Are 10-10-00 Sq. Mts. Situated at Moje: Kondh, Ta: Valia, Dist: Bharuch of Gujarat. Bounded as Follows: - East: Plot No. 135, West: Society Road, North - Plot No. 127, South: Plot No. 125.						
3	10332853 & 10334317 & TCHIN021600100117406 & TCHIN021600100123705	Champakunwar Kalusingh Devda, Kalusingh Manoharsingh Devda, Kalusingh M Devda	Rs. 9,34,721/- (Rupees Nine Lakh Thirty Four Thousand Seven Hundred Twenty One Only) is due and payable by you under loan account No. TCHIN0216000100123705 and an amount of Rs.3,76,187/- (Rupees Three Lakh Seventy Six Thousand One Hundred Eighty Seven Only) is due and payable by you under loan account No. TCHIN0216000100117406 and an amount of Rs.18,02,018 /- (Rupees Eighteen Lakh Two Thousand Eighteen Only) is due and payable by you under loan account No. 10332853 totaling to Rs.35,29,511/- (Rupees Thirty Five Lakh Twenty Nine Thousand Five Hundred Eleven Only) / 14-11-2023	PLOT NO. 58 - Rs. 11,50,000/- and PLOT NO. 59 - Rs. 11,00,000/- and PLOT NO. 60 - Rs. 11,00,000/-	PLOT NO. 58 - Rs. 1,15,000/- and PLOT NO. 59 - Rs. 1,10,000/- and PLOT NO. 60 - Rs. 1,10,000/-	Physical
Description of the Immovable Property: Property 1: - All the piece & parcel of Immovable property bearing Plot No. 58 As Per Site admeasuring 48 sq. yard. i.e., 40.19 sq. mts., Along with 23.64 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SHREE GANESH RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 114/2, Block No. 126 admeasuring He. 2-09 Aare 29 sq. mts. i.e., 20929 sq. mts., of Moje Village Kareli, Ta: Palsana, Dist: Surat. Bounded As Follows: - East: Society Road, West: Plot No. 53, North: Plot No. 57, South: Plot No. 59. Property 2: - All the piece & parcel of Immovable property bearing Plot No. 59 As Per Site admeasuring 48 sq. yard. i.e., 40.19 sq. mts., Along with 23.64 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SHREE GANESH RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 114/2, Block No. 126 admeasuring He. 2-09 Aare 29 sq. mts. i.e., 20929 sq. mts., of Moje Village Kareli, Ta: Palsana, Dist: Surat. Bounded As Follows: - East: Society Road, West: Plot No. 52, North: Plot No. 58, South: Plot No. 60. Property 3: - All the piece & parcel of Immovable property bearing Plot No. 60 As Per Site admeasuring 48 sq. yard. i.e., 40.19 sq. mts., Along with 23.64 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SHREE GANESH RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 114/2, Block No. 126 admeasuring He. 2-09 Aare 29 sq. mts. i.e., 20929 sq. mts., of Moje Village Kareli, Ta: Palsana, Dist: Surat. Bounded As Follows: - East: Society Road, West: Plot No. 51, North: Plot No. 59, South: Plot No. 61.						
4	10634967	Prembahadur Sarki, Shanti Prembahadur Sarki	Rs. 10,62,200/- (Rupees Ten Lakh Sixty Two Thousand Two Hundred Only) / 12-10-2023	Rs.9,85,000/- (Rupees Nine Lakh Eighty Five Thousand Only)	Rs.98,500/- (Rupees Ninety Eight Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 52 admeasuring 40.15 Sq. Mtrs. i.e., 48.00 Sq. Yds., Along with 22.01 Sq. Mtrs of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "RAMKRISHNA RESIDENCY", constructed on non-agricultural land for residential use bearing Block No. 230, 231, 232, 233, 234, 235, 236, 240, 241, 245, 246, after consolidation Block No. 230 admeasuring, He, 2-70-13 Prati Aare sq. mts., of Moje Village Mota, Ta: Bardoli, Dist: Surat. Bounded - East: - Society's Internal Road, West - Adj. Plot No. 59, North - Adj. Plot No. 51, South: Adj. Plot No. 53.						
5	10664244 & 10676703	Popabhai Shambhubhai Dobariya, Bhavnaben Popabhai Dobariya, Bipraj Popabhai Dobariya	Rs. 9,73,283/- (Rupees Nine Lakhs Seventy Three Thousand Two Hundred and Eighty Three Only) is due and payable by you under loan account No. 10664244 and an amount of Rs.1,31,394 /- (Rupees One Lakh Thirty One Thousand Three Hundred Ninety Four Only) is due and payable by you under loan account No. 10676703, totalling to Rs.11,04,677/- (Rupees Eleven Lakh Four Thousand Six Hundred Seventy Seven Only) / 09-12-2023	Rs. 10,65,000/- (Rupees Ten Lakh Sixty Five Thousand Only)	Rs. 1,06,500/- (Rupees One Lakh Six Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All the piece & parcel of Immovable property bearing A-Unit, Plot No. 53 (As Per K.J.P. New Block No. 40/53) admeasuring 52 sq. yard i.e. 43.52 sq. mts., Along with 6.26 sq. mts. undivided share in the land of C.O.P. & 11.95 Sq. Mtrs of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "GOKULAM RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 54, Block No. 40 admeasuring 11773 sq. mts., of Moje Village Velanja, Ta: Kamrej, Dist: Surat. Bounded - East: - Property of Adj. Plot. No. A/30, West - Adj. Road, North - Property of Adj. Plot. No. A/54, South: Property of Adj. Plot. No. A/52.						

6	9477767 & 10694315	Hareshkumar Kantibhai Devmurari, Dayaben K Devmurari, Kantibhai Balubhai Devmurari	Rs.7,78,080/- (Rupees Seven Lakh Seventy Eight Thousand Eighty Only) is due and payable by you under loan account No. 9477767 and an amount of Rs.4,87,346/- (Rupees Four Lakh Eighty Seven Thousand Three Hundred Forty Six Only) is due and payable by you under loan account No. 10694315, totalling to Rs.12,65,426/- (Rs Twelve Lakh Sixty Five Thousand Four Hundred Twenty Six Only) / 27-11-2023	Rs. 14,12,500/- (Rupees Fourteen Lakh Twelve Thousand Five Hundred Only)	Rs. 1,41,250/- (Rupees One Lakh Forty One Thousand Two Hundred Fifty Only)	Physical
Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat No. 201 on the 2nd floor admeasuring 1130 sq. feet i.e. 105.02 sq. mts. super built up area, & 678 sq. feet i.e. 63.01 sq. mts. built up area, along with 335 sq. feet i.e. 31.13 sq. mts. Terrace built up area along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SAURASHTRA GREEN CITY", Building No. G (As Per Site Building No. A/12), Situate at Block No. 119/A admeasuring 13860 sq. mts., & Block No. 120 admeasuring 21787 sq. mts., Totally admeasuring 35647 sq. mts., of Moje Village Umra, Ta: Olpad, Dist: Surat. Bounded - East: - Adj. Block No. 121, West - Adj. Block No. 111, North - Adj. Block No. 119/B, South: Adj. Road.						
7	TCHHL021 600010007 2319	Jayshukh Dinesh Harkhani, Keval Dinesh Harkhani, Gitaben Dinesh Harkhani	Rs. 27,13,212/- (Rupees Twenty Seven Lakh Thirteen Thousand Two Hundred Twelve Only) / 09-12-2023	Rs.25,85,000/- (Rupees Twenty Five Lakh Eighty Five Thousand Only)	Rs. 2,58,500/- (Rupees Two Lakh Fifty Eight Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All the Rights, title and interest in respect Property bearing Flat No. 504 admeasuring 61.80 square meters (as per Sanctioned plan) 63.64 square meters (as per RERA/ said Act) carpet area on 4th floor in the A1 building in the project/premises/campus known as "STAR PAVITRA NAGRI" constructed on non-agricultural land of Block No. 2915, Old Block No. 170/paki 1, having T.P. Scheme No.48(Kholvad), Final Plot No.86, having area admeasuring to 7116 sq. Mtr. at Village-Kholvad, Sub District- Kamrej, District-SURAT. Bounded - East: - R-09 Sub Center, West: - FP 87, North: - 24 mtr DP Road, South: - 18 mtr TP road,						
8	10083429 & TCHIN02 16000100 086510	Sandip Satyanarayan Vishwakarma, Geetaben Sandipbhai Vishwakarma, Amikumar R Vivakaram	Rs. 6,50,311/- (Rupees Six Lakh Sixty Thousand Three Hundred Eleven Only) is due and payable by you under loan account No. 10083429 and an amount of Rs.3,54,688/- (Rupees Three Lakh Fifty Four Thousand Six Hundred Eighty Eight Only) is due and payable by you under loan account No. TCHIN0216000100086510 totaling to Rs.10,14,999/- (Rupees Ten Lakh Fourteen Thousand Nine Hundred Ninety Nine Only) / 15-11-2023	Rs.9,87,600/- (Rupees Nine Lakh Eighty Seven Thousand Six Hundred Only)	Rs.98,760/- (Rupees Ninety Eight Thousand Seven Hundred Sixty Only)	Physical
Description of the Immovable Property: All the piece & parcel of Immovable property bearing Open Plot No. 92 (As Per K.J.P. Block No. 370/292) admeasuring 48 sq. yard i.e., 40.15 sq. mts., Along with 40.46 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "RAHI TOWNSHIP PART-2", constructed on non-agricultural land for residential use bearing Khata No. 675, Revenue Survey No. 136, 138, Block No. 370 Paiki 2 admeasuring He. Are. 0-96-41 sq. mts. i.e., 9641 sq. mts., of Moje Village Kareli, Ta: Palsana, Dist: Surat. Bounded - East: - Plot no. 77, West - Adj. Society Road, North: - Plot No. 93, South: - Plot No. 91.						
9	1008065 & TCHIN02 16000100 87376	Mr. Ramsharnbhai Jaysalpalbhai Maurya, Mrs. Seelam Ramsharnbhai Maurya, Mr. Pravin Patel	Rs.1,88,452/- (Rupees One Lakh Eighty Eight Thousand Four Hundred and Fifty Two Only) is due and payable by you under Agreement No. TCHIN0216000100087376 and an amount of Rs.8,34,997/- (Rupees Eight Lakhs Thirty Four Thousand Nine Hundred and Ninety Seven Only) is due and payable by you under Agreement No. 1008065 totaling to Rs.10,23,449/- (Rupees Ten Lakh Twenty Three Thousand Four Hundred and Forty Nine Only) / 14-12-2023	Rs. 94,700/- (Rupees Nine Lakh Forty Seven Thousand Only)	Rs. 94,700/- (Rupees Nine Lakh Forty Seven Thousand Only)	Physical
Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 218 of which admeasuring 48 Sq. Yards. i.e., 40.18 sq. mts., Along with 22.55 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "ARADHANA FLORA", constructed on non-agricultural land for residential use bearing Situate at Block No. 121 admeasuring He. 1-66 Are 48 sq. mts. i.e., 16648 sq. mts., Situated at Village: Jolwa, Ta: Palsana, Dist: Surat of Gujarat. Bounded - East: - Adj. Plot No. 207, West - Adj. Society Internal Road, North - Adj. Plot No. 219, South: Adj. Plot No. 217						
10	10203373 & TCHIN02 16000100 136879	Yogendra Rakhsa Saini, Sushilaben Yogendra Saini	Rs. 9,17,958/- (Rupees Nine Lakh Seventeen Thousand Nine Hundred Fifty Eight Only) is due and payable by you under loan account No. 10203373 and an amount of Rs.4,80,498/- (Rupees Four Lakh Eighty Thousand Four Hundred Ninety Eight Only) is due and payable by you under loan account No. TCHIN0216000100136879 totaling to Rs.13,98,456/- (Rupees Thirteen Lakh Ninety Eight Thousand Four Hundred Fifty Six Only) / 15-11-2023	Rs. 13,35,000/- (Rupees Thirteen Lakh Thirty Five Thousand Only)	Rs. 1,33,500/- (Rupees One Lakh Thirty Three Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All the piece & parcel of Immovable Property bearing As Per Passing Plan Plot No. 345 (As Per Site Plot No. 337/A) As Per K.J.P. admeasuring 40.18 sq. mts., & As Per Site admeasuring 40.13 sq. mts. i.e. 48 sq. yard, Along with 24.97 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "GOKULDHAM RESIDENCY", constructed on non-agricultural land for residential use bearing Block No. 284, Revenue Survey No. 359/1, 360, 360/1B, Revised No. 36 admeasuring 33059 sq. mts., of which Aka is Rs. 3300.77 Paissa, of Moje Village Talithaiya, Ta: Palsana, Dist: Surat. Bounded - East: - Adj. Society Road, West: - Plot No. 261/A, North: - Plot No. 338, South: - Plot No. 337.						

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 30 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 in 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 25-07-2024 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 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 18-07-2024 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 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. 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 trading on e-auction the prospective bidders may contact the Service Provider, M/s. A Closure, Block No.605 A, 6th Floor, Malltrivium Commercial Complex, Amerpet, Hyderabad 500038 through its coordinators Mr Arjit Kumar Das, 8142000725, 8142000066, 8142000662 Email - arjit@bankauctions.in and Email - info@bankauctions.in or Manish Bansal, Email Id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588893696. Please send your query on WhatsApp Number 999078669. 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.iitkugli.com> 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
Date- 24-06-2024
Authorised Officer
Tata Capital Housing Finance Ltd.

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