

MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED
 Narayan Chambers, 2nd Floor, Bih. Patang Hill, Ashram Road, Ahmedabad-380009. Contact: 079-41196500/7733

POSSESSION NOTICE
 (FOR IMMOVABLE PROPERTY) Rule 8(1) of Security Interest (Enforcement Rules 2002)

Whereas the undersigned being the authorized officer of the MAS Rural Housing & Mortgage Finance Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 02.08.2023 calling upon the Borrower/Co-borrower/Guarantor to repay the amount mentioned in the notice being within Sixty Days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower/Co-borrower/Guarantor and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said [Act] read with Rule 8 of the Security Interest (Enforcement) Rules 2002, on this **5th Day of July of the year 2024**.

The Borrower/Co-borrower/Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the Property will be subject to the charge of the **MAS Rural Housing & Mortgage Finance Ltd.** as on 02.08.2023 and interest thereon.

The Borrower/Co-borrower/Guarantor attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Borrower & Co-Borrower, Guarantor Name	Description of The Immovable Property	Loan A/C No Date of Possession	Date & Amount of Demand Notice
1	JITENDRASINH PRATAPSINH JETAVAT (APPLICANT) DIGNAKUNVARBA JITENDRASINH JETAVAT (CO-APPLICANT) JAYRAJ JITENDRASINH JETAVAT (CO-APPLICANT) RANAJITSINH AMARSINH RATHOD (GUARANTOR)	ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING DAMAVAS GROUP GRAM PANCHAYAT PROPERTY NO.34, ADMEASURING 144.05 SQ. MTRS. & CONSTRUCTION THEREON SITUATED ON GAMTAL LAND, AT SILVAD, PO. LAXMIPURA, TA. KHEDBRAHMA, IN THE REGISTRATION DISTRICT AND SUB DISTRICT OF SABARKANTHA, GUJARAT.	Loan Account No : 5258 05-07-2024	Rs. 9,77,314.00 in Words Nine Lakh Seventy Seven Thousand Three Hundred Fourteen Rupees Only as on Date 31.07.2023

Date : 08-07-2024
 Place : Sabarkantha

Authorized Officer, Mr. Bharat J. Bhatt (M.) 9714199018
 For, MAS Rural Housing & Mortgage Finance Ltd.

Encore Asset Reconstruction Company Private Limited (Encore Arc)
 Encore ARC Corporate Office Address: 5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (Rules).

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the India Infoline Finance Limited (IFL) Bank to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC -EOT- 001 -Trust ("Secured Creditor"), which is under Physical Possession of the Authorised Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 25.07.2024 for recovery of Rs. 1,41,20,331/- (Rupees One Crore Forty One Laks Twenty Thousand Three Hundred Thirty One Only) as on 30.04.2024 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured creditor from borrower Mr. Shaileshbhai Chovaiya (Borrower) and (1) Mr. Vina Shaileshbhai Chovaiya (2) Mr. Savdas Chovaiya (Deceased) through its legal heirs (Hereinafter collectively referred as Co-Borrower).

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is as under:

Description of the Immovable Secured Asset	RP (In Rs.)	EMD (In Rs.)
Constructed Residential House No. 3 situated on the land adm. Sq. Mts. 75-48 of Sub-Plot No. 33/B+2+3 paikae of Plot No. 33/B of Revenue Survey No. 78 paikae of village Rajiya, District Rajkot. The property is bounded as under: North: Road, South: Plot No. 33/A, East: House No. 2, West: Plot No. 33/B-4	Rs. 94,00,000/-	Rs. 9,40,000/-

In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day.

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 9930171113 / 9712668557 or email at damendra.muraya@encorearc.com

Date: 05.07.2024
 Place: Pune

Sd/- Authorized Officer
 Encore Asset Reconstruction Company Pvt. Ltd.

Canara Bank Regional Office - Gandhinagar
 Samruddhi Complex, Nr Patnagar Bhavan, Sector 16, G.H Road 4.5, Gandhinagar

DEMAND NOTICE [SECTION 13(2)] TO BORROWER/ GUARANTOR/MORTGAGOR

Ref: RO/GNR/NPA/MB AGRO/13-2/2024 Date: 01.07.2024

We are withdrawing our earlier notice dated 27.05.2024 and issuing a fresh notice.

To: M/S Shree M B Agro, Anukram no 7263, Dhanera Highway, Tharad Banaskantha, Gujarat 385565

1. Smt Keshiben Motibhai Patel, Proprietor, Jadara, Banaskantha, Tharad Gujarat 385565
 2. Smt. Nilamben Maheshbhai Thakkar, Guarantor, 22 Jalaram Society, K B school phase Radhanpur, Patan, Gujarat 385340

Dear Sir,
 Sub: DEMAND NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

You have availed the following loans/credit facilities from our Canara Bank, Siddhpur Branch from time to time:

LOAN NO	NATURE OF LOAN/LIMIT	DATE OF SANCTION	AMOUNT
125003974529	MSME OD	22.05.2023	Rs 4,00,00,000

The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you have failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on 02.11.2023. Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability to Rs. 38715134.03 with accrued and up-to-date interest and other expenses, within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act.

Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.

SCHEDULE

Details of Immovable Assets

SL	Description	Name of the title holder
1.	All the part and parcel of the NA Land commercial purpose Revenue Survey No 55 Part A (Plot No 1 to 13 1480 Sq Mt) & Part B (Plot No 1 to 95 11166 Sq Mt) Total admeasuring 12646 Sq Mt situated in Sim of village Sherganj, Ta Radhanpur, Dist Patan, state Gujarat, Bounded as under -East- Revenue Survey No 63, West- Radhanpur to Bhabhar National Highway, North- Revenue Survey No 51, South- Revenue Survey No 56. CERSAI ID-400071780119	Mr. Thakkar Nilamben Maheshbhai

Date: 07.07.2024
 Place: Patan

Sd/- Authorized Officer
 Canara Bank

FORM G
INVITATION FOR EXPRESSION OF INTEREST FOR HOTEL NETRA PALACE PRIVATE LIMITED OPERATING IN
 (It is involved in Hotels; camping sites and other provision of short-stay accommodation Restaurant facilities, particularly of Hotel Industry)

(Under Regulation 36A (1) of the Insolvency and Bankruptcy Code of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS

1. Name of the Corporate Debtor along with PAN/CIN/LLP No.	Hotel Netra Palace Private Limited PAN: AABCH4494D CIN: U55101GJ2003PTC042092
2. Address of the registered office	"Dharmadev House", Shyamal Cross Road, Satellite, Ahmedabad, Gujarat - 380015
3. URL of website	https://www.dharamdev.com/
4. Details of place where majority of fixed assets are located	At Ahmedabad, Gujarat.
5. Installed capacity of main products/ services	Not Applicable
6. Quantity & value of main products/ services sold in last financial year	Not Available
7. Number of employees/ workmen	Not Available
8. Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at:	Available detail can be sought by email at cirp.hotelnetra@gmail.com
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at	Eligibility criteria is mentioned in the Detailed Expression of Interest and can be obtained from IRP/IRP through the following Email ID : cirp.hotelnetra@gmail.com
10. Last date for receipt of expression of interest	23-07-24 (Tuesday)
11. Date of issue of provisional list of prospective resolution applicants	02-08-24 (Friday)
12. Last date for submission of objections to provisional list	07-08-24 (Wednesday)
13. Date of issue of final list of prospective resolution applicants	17-08-24 (Saturday)
14. Date of issue of information memorandum, evaluation matrix and request for resolution plan to prospective resolution applicants	22-08-24 (Thursday)
15. Last date for submission of resolution plans	21-09-24 (Saturday)
16. Process email id to submit EOI	cirp.hotelnetra@gmail.com

Date: 08.07.2024
 Place: Bhlwara

Sd/-
 Rishabh Chand Lodha
 Interim Resolution Professional for Hotel Netra Palace Private Limited
 Regn. No.: IBB/INPA-001/IRP-P01075/2017-18/11766
 Address: E-5, Shraman Basant Vihar, Gandhi Nagar, Bhlwara, Rajasthan-311001

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 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 PM at 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". 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 and Branch	Name of Borrower(s) / Co-borrower(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
1.	TCHHF02 6800100 004461 & TCHIN02 6800100 006637	RAJESH HARSHAD BHAI ZINZUWADIA DARAMARAJ JEWELLERS HARSHAD KASTURCHAND ZINZUWADIA RAKSHABEN RAJESH ZINZUWADIA	Rs. 61186226/- (Rupees Six Crore Eleven Lakh Eighty Six Thousand Two Hundred Twenty Six Only) is due and payable by you under loan account No. TCHHF0268000100004461 and an amount of Rs. 335503/- (Rupees Three Lakh Thirty Five Thousand Five Hundred Three Only) is due and payable by you under loan account No. TCHIN0269000100006637 totaling to Rs. 61521729/- (Rupees Six Crore Rajesh Lakh Twenty One Thousand Seven Hundred Twenty Nine Only)	Property 1 - Rs. 1,40,00,000/- (Rupees One Crore Forty Lakh Only) And Property 2 - Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh Only)	Rs. 14,00,000/- (Rupees Fourteen Lakh Only) And Rs. 13,00,000/- (Rupees Thirteen Lakh Only)	Physical
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, admeasuring 4352 Sq. Feet i.e. 404.73 Sq. Mts. (Super Built-Up Area of structure) having carpet area admeasuring 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 admeasuring about 474 Sq. Mts. and (2) Final Plot No. 315 paiki admeasuring about 371 Sq. Mts. of Town Planning Scheme No. 26 total admeasuring about 845 Sq. Mts. situate, lying and being at, Mouje Vasna, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) more particularly described 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, admeasuring 4352 Sq. Feet i.e. 404.73 Sq. Mts. (Super Built-Up Area of structure) having carpet area admeasuring 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 admeasuring about 474 Sq. Mts. and (2) Final Plot No. 315 paiki admeasuring about 371 Sq. Mts. of Town Planning Scheme No. 26 total admeasuring about 845 Sq. Mts. situate, lying and being at, Mouje Vasna, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) more particularly described 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.						
2.	9925381	MR. KHUSAL BHAVANLAL KHODIYAR MRS. KAVITA KHUSAL KHODIYAR	Rs. 6,11,411/- (Rupees Six Lakh Eleven Thousand Four Hundred Eleven Only)	Rs. 4,90,000/- (Rupees Four Lakh Ninety Thousand Only)	Rs. 49,000/- (Rupees Forty Nine Thousand Only)	Physical
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. - 2603/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						
3.	1031381E	Mr. RAMESH MAKWANA. Mrs. BHAGWATI MAKWANA	Rs. 4,28,352/- (Rupees Four Lakh Twenty Eight Thousand Three Hundred Fifty Two Only)	Rs. 5,90,000/- (Rupees Five Lakh Ninety Thousand Only)	Rs. 59,000/- (Rupees Fifty Nine Thousand Only)	Physical
Description of the Immovable Property: All the piece & parcel of Immovable property bearing Sub Plot No. 6-A (Northern part) admeasuring 45.50 Sq. Mtrs. of Main Plot No. 6 admeasuring 91.0 Sq. Mtrs. of undivided share proportionate share in the land and all internal and external rights thereto of the premises/campus known as "Gayatri Homes Residency", constructed on non-agricultural lumped land, bearing Revenue Survey No. 254/1/Paika 1, land hector 1-29-50 Sq. Mtrs that acre 3-08, Situated at Moje: Varsamed, Ta. Anjar, Dist. Kachch, in the Sub Registration District of Anjar and District of Kachch Gujarat. Bounded - East - By 7.50 Mtr. Wide Road, West - Common Plot A, North - Sub Plot No. 5/B, South - Sub Plot No. 6/B.						
4.	9900897	MR. MUNABHAI ISMAILBHAI MANIYAR. Mrs. ANISHABEN MUNABHAI MANIYAR	Rs. 10,78,869/- (Rupees Ten Lakh Seventy Eight Thousand Eight Hundred Sixty Nine Only)	Rs. 4,00,000/- (Rupees Four Lakh Only)	Rs. 40,000/- (Rupees Forty Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 303 on 3rd floor Super build up area admeasuring 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. AAHIL HEIGHT", constructed on non-agriculture land for residential use bearing City Survey No. 1367, 1368, Shit No. 21, Chalta No 83, 75, Nagarpalika Akarni 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.						
5.	9087110	Mr. MAHENDRA PURI R. GOSWAMI. Mrs. NUTANBEN M. GOSWAMI	Rs. 7,55,181/- (Rupees Seven Lakh Fifty Five Thousand One Hundred Eighty One Only)	Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand Only)	Rs. 64,000/- (Rupees Sixty Four Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Immovable property being Flat No. 403, on the 4th Deep Ridhii Apartment, Anad admeasuring about 540 Sq.ft. situated on the land bearing Survey No. 584/1, T.P. 7, F.P. 102, in the village moje: Anand Registration District Sub District Anand. Bounded - 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.						
6.	10272224	Mr. KANJI AGAL. Mrs. BHARTIBEN AGAL	Rs. 4,10,008/- (Rupees Four Lakh Ten Thousand Eight Only)	Rs. 3,95,000/- (Rupees Three Lakh Ninety Five Thousand Only)	Rs. 39,500/- (Rupees Thirty Nine Thousand Five Hundred Only)	Physical
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						
7.	10233444	Mr. LALSINH JAGATSINH PADHIYAR Mrs. CHANDAKVARBA LALSINH PADHIYAR SUMAN BUNGALOWS AT AND POST	Rs. 9,06,063/- (Rupees Nine Lakh Six Thousand Sixty Three Only)	Rs. 7,00,000/- (Rupees Seven Lakh Only)	Rs. 70,000/- (Rupees Seventy Thousand Only)	Physical
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. 26/03/A/07, Situate at Moje Village: Mhetapura, Taluka: Himatnagar, District: Himatnagar 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						

Place: Ahmedabad
 Date: 08-07-2024

Sd/- Authorised Officer,
 Tata Capital Housing Finance Ltd.

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
8.	9936631	Mr. KAUSHIK MAHESHBHAI GAJJAR Mr. MAHESHBHAI HIMATBHAI GAJJAR Mrs. HANSABEN GAJJAR	Rs. 4,28,985/- (Rupees Four Lakh Twenty Eight Thousand Nine Hundred Eighty Five Only)	Rs. 3,90,000/- (Rupees Three Lakh Ninety Thousand Only)	Rs. 39,000/- (Rupees Thirty Nine Thousand Only)	Physical
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 Kadi 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						
9.	TCHHL0 2590001 0008476 0 & 1042537 5	BAKUL LILADHAR CHANDARANA. JASMITA BAKUL CHANDARANA	Rs. 799335/- (Rupees Seven Lakh Ninety Nine Thousand Three Hundred Thirty Five Only) is due and payable by you under loan account No. TCHHL0259000100084760 and an amount of Rs. 310573/- (Rupees Three Lakh Ten Thousand Five Hundred Seventy Three Only) is due and payable by you under loan account No. 10425375 totaling to Rs. 1109908/- (Rupees Eleven Lakh Nine Thousand Nine Hundred Eight Only)	Rs. 8,75,000/- (Rupees Eight Lakh Seventy Five Thousand Only)	Rs. 87,500/- (Rupees Eighty Seven Thousand Five Hundred Only)	Physical
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-agricultural land for residential use known as "Arhanatnagar 1" bearing Revenue Survey No. 12p1 and 12p2, admeasuring 882.57 Sq. Mts of Plot no. 86-91 (Land Adm. 96-99 Sq. Mts of Plot No. 86, Land adm. 96-99 Sq. Mts of Plot No. 87, Land adm. 96-99 Sq. Mts. of Plot No. 88, Land adm 96-99 Sq. Mts of Plot No. 89, Land adm. 11-63 Sq. Mtrs of Plot No. 90, Land adm 352-98 Sq. Mtrs of Plot No. 91). Situated at Moje Village: Cholaneshwar, 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.						
10.	TCHHF025 10668556 & TCHHF025 90010006 5890	MR. NANDAN MAHENDRABHAI RANPARA MR. CHINTAN MAHENDRABHAI RANPARA MRS. CHARMI NANDAN RANPARA MRS. CHETNA CHINTAN RANPARA MRS. VINABEN MAHENDRABHAI RANPARA	Rs. 852885/- (Rupees Eight Lakh Fifty Two Thousand Eight Hundred Eighty Five Only) is due and payable by you under Agreement No. TCHHF0259000100065890 and an amount of Rs. 4440881/- (Rupees Forty Four Lakh Forty Thousand Eight Hundred Eighty One Only) is due and payable by you under Agreement no. 10668556 totaling to Rs. 5293766/- (Rupees Fifty Two Lakh Ninety Three Thousand Seven Hundred Sixty Six Only)	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 401 on 4th floor; build up area admeasuring 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						
11.	10058970	MR. DAYABHAI SHAMJIBHAI HIRANI (Borrower). Mrs. MUKTABEN DAYABHAI HIRANI (Co-borrower). Mrs. BHAVNA TILSIBHAI HIRANI (Co-borrower). Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-borrower).	Rs. 19,08,737/- (Rupees Nineteen Lakh Eight Thousand Seven Hundred Thirty Seven Only)	Rs. 6,90,000/- (Rupees Six Lakh Ninety Thousand Only)	Rs. 69,000/- (Rupees Sixty Nine Thousand Only)	Physical
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 admeasuring 10.12 Sq. Mtrs., Shop no 4 carpet area admeasuring 10.00 Sq. Mtrs., Shop no 5 carpet area admeasuring 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						
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 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 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. 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 arrears 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, Ms. 4Close, Block No.605 A, 6th Floor, Marivaram Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Mr Anjith Kumar Das, 8142000725, 8142000066, 8142000062 Email - anjith@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://url.li/odcvat 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 party 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.						