

# 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 25-07-2024 on "As is where's" & "As is what's" 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, 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;

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 Representative(s)/ Guarantor(s)	Amount as per Demand Notice and Date of Demand Notice	Reserve Price	Earliest Money	Type of Possession	MR. MANOJBHAI BABUBHAI VEGAD, MRS. KAJALBHEN MANOJBHAI VEGAD	Rs. 837612/- (Rupees Eight Lakh Thirty Seven Thousand Six Hundred Twenty Only) is due and payable by you under Agreement no. 9925234 and an amount of Rs. 394114/- (Rupees Three Lakh Ninety Four Thousand One Hundred Fourteen Only) is due and payable by you under Agreement no. 9983207 totalling to Rs. 1231726/- (Rupees Twelve Lakh Thirty One Thousand Seven Hundred Twenty Six Only) & 02-06-2021	Rs. 45,000/- (Rupees Forty Lakh Fifty Thousand Only)	Rs. 45,000/- (Rupees Forty Five Thousand Only)	Physical	
1	10544993	Mrs. SHARDABEN CHIMANBHAI RAKHOLIYA, Mr. NITINBHAI CHIMANBHAI RAKHOLIYA, Mr. CHIMANBHAI VIRAJBHAI RAKHOLIYA	Rs. 800879/- (Rupees Eight Lakh Eight Hundred Seventy Nine Only)	Rs. 4,000/- (Rupees Four Lakh Only)	Rs. 40,000/- (Rupees Forty Thousand Only)	Physical						

Description of the Immovable Property - All the piece & parcel of the said immovable property is bearing Flat No 502 on 5th floor in building no E/2, super build up area admeasuring 585 Sq. Ft. i.e. 54.35 Sq. Mts., and buildup area admeasuring 386.26 Sq. Ft. i.e. 35.88 Sq. Mts. along with 27.52 Sq. Mt. Known as "DHARMANANDAN TOWNSHIP" 1\* in situate at survey no. 140/1+2+3, 103/4, 121/1, 151/1 and 119/9 block no. 189/B admeasuring 10,001 sq. mt. of Moje Village Sayan, Ta. Olpad, Dist. Surat Gujarat. Bounded :- East : Building no F, West : Open Plot, North : Society Road, South : Building no 196/A

2	10207209 & 10207957	Mr. NITINKUMAR NHARSINH SUNAVA, MRS. HETALBEN NITINKUMAR SUNAVA	Rs. 12,47,438/- (Rupees Twelve Lakh Forty Seven Thousand Four Hundred Thirty Eight Only) is due and payable by you under Agreement no. 10207209 and an amount of Rs. 9,91,531/- (Rupees Nine Lakh Ninety One Thousand Five Hundred Thirty One Only) is due and payable by you under Agreement no. 10207957 totaling to Rs. 22,38,969/- (Rupees Twenty Two Lakh Thirty Eight Thousand Nine Hundred Sixty Nine Only)	PLOT NO:131 - Rs. 5,00,000/- (Rupees Five Lakh Only) And PLOT NO:130 - Rs. 5,00,000/- (Rupees Five Lakh Only)	PLOT NO:131 - Rs. 50,000/- (Rupees Fifty Thousand Only) And PLOT NO:130 Rs. 50,000/- (Rupees Fifty Thousand Only)	Physical	Mr. PUNARAM GAMNARAMJI SIRVI, Mrs. KAMLA PUNARAM CHAUDHARI	Rs. 26,02,096/- (Rupees Twenty-Six Lakh Two Thousand and Ninety-Six Only) is due and payable by you under Loan Account No. 9889294, and an amount of Rs. 34,37,43/- (Rupees Three Lakh 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. 10,11,00/- (Rupees One Lakh Eleven Thousand Only)	Rs. 1,01,100/- (Rupees One Hundred Only)	Physical	

Description of the Immovable Property-Property 1: All the piece & parcel of the immovable property bearing constructed house on Plot No. 131 Admeasuring plot area 18.35 i.e. 58.74 Sq. Mt. located in "Shikaleh Residency" Situate in land bearing Block no. 118 admeasuring 15884 Sq. Mts., of Moje village Utiyadara, Ta. Ankleshwar, Dist- Bharuch Gujarat. Bounded As : North: Society Road, South: Margin Space than Common Plot, East: Society Road, West: Plot no. 130

Property 2: All the piece & parcel of the immovable property bearing constructed house on Plot No. 130 Admeasuring plot area 18 x 35 i.e. 58.74 Sq. Mt. located in "Shikaleh Residency" Situate in land bearing Block no. 118 admeasuring 15884 Sq. Mts., of Moje village Utiyadara, Ta. Ankleshwar, Dist- Bharuch Gujarat. Bounded As : North: Society Road, South: Margin Space than Common Plot, East: Plot no. 130, West: Margin Space than Common Plot

3	9887683	Mr. Jalpesh S Shah, Mrs. Shilpaben Jalpesh Shah	Rs. 10,60,396/- (Rupees Ten Lakh Sixty Thousand Three Hundred Ninety Six Only)	Rs. 4,25,555/- (Rupees Four Lakh Twenty Five Thousand Five Hundred Fifty Six Only)	Rs. 42,556/- (Rupees Forty Two Thousand Five Hundred Fifty Six Only)	Physical	Mr. VIJAY KRISHNALAL PAREKH, Mr. GIRAJ VIJAYBHAI PAREKH, Mr. PAREKH VIJAY KRISHNALAL HUF	Rs. 304,7439/- (Rupees Thirty Lakh Forty Four Thousand Seven Hundred Thirty Nine Only) is due and payable by you under loan account No. TCHHF021600010068822 and an amount of Rs. 3571933/- (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. 105,1205/- (Rupees One Crore Fifty Lakh Seventy One Thousand Two Hundred Fifty Only) is due and payable by you under loan account No. 10602855, totaling to Rs. 21687922/- (Rupees Two Crore Sixteen Lakhs Eighty Seven Thousand Nine Hundred Twenty Two Only) & 25-03-2022	Rs. 1,25,00,00/- (Rupees One Crore Twenty Five Lakh Only)	Rs. 12,50,00/- (Rupees Twelve Lakh Fifty Thousand Only)	Physical	

Description of the Immovable Property-Property 1: 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 55271/1 paiki Plot no A/27, To A-33, Situate at Moje Village: Tarsadi, Taluka: Mangrol, District: Surat of Gujarat. Bounded :- East:- Flatno 302, West:- Road, North:- Flat no 304, South:-Road

4	9887752	Mr. Jalpesh S Shah, Mrs. Shilpaben Jalpesh Shah	Rs. 7,97,015/- (Rupees Seven Lakh Ninety Seven Thousand Fifteen Only)	Rs. 4,00,000/- (Rupees Four Lakh Only)	Rs. 40,000/- (Rupees Forty Thousand Only)	Physical	Mr. VIJAY KRISHNALAL PAREKH, Mr. GIRAJ VIJAYBHAI PAREKH, Mr. PAREKH VIJAY KRISHNALAL HUF	Rs. 304,7439/- (Rupees Thirty Lakh Forty Four Thousand Seven Hundred Thirty Nine Only) is due and payable by you under loan account No. TCHHF021600010068822 and an amount of Rs. 3571933/- (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. 105,1205/- (Rupees One Crore Fifty Lakh Seventy One Thousand Two Hundred Fifty Only) is due and payable by you under loan account No. 10602855, totaling to Rs. 21687922/- (Rupees Two Crore Sixteen Lakhs Eighty Seven Thousand Nine Hundred Twenty Two Only) & 25-03-2022	Rs. 1,25,00,00/- (Rupees One Crore Twenty Five Lakh Only)	Rs. 12,50,00/- (Rupees Twelve Lakh Fifty Thousand Only)	Physical	

Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Flat no 307 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 55271/1 paiki Plot no A/27, To A-33, Situate at Moje Village: Tarsadi, Taluka: Mangrol, District: Surat of Gujarat. Bounded :- East:- Flatno 302, West:- Road, North:- Flat no 304, South:-Road

5	2160001 0006729 4 & TCHHF021600010068822 5	Mr. Avinash Jagnani, Panna Textile, Mr. Shrawankumar 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. TCHHF021600010068822 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. TCHHF021600010067294 totaling to Rs. 32,86913/- (Rupees Thirty Two Lakh Eighty Six Thousand Nine Hundred Thirteen Only)	Rs. 17,10,00/- (Rupees Seventeen Lakh Ten Thousand Only)	Rs. 1,71,000/- (Rupees One Lakh Seventy One Thousand Only)	Physical	Mr. ANIL DEVJIBHAI DABHI, Mr. DEJVIBHAI ODHAJIBHAI DABHI	Rs. 8,05,031/- (Rupees Eight Lakh Five Thousand Thirty One Only) & 25-09-2019	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 Shop No. 127 on 1st Floor, Carpet area admeasuring 154 Sq. Feet i.e. 14.31 Sq. Meters, along with undivided share proportionate share in the underneath land of the building and all