

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 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, 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	Earliest Money	Type of Possession	14 10479468	Pares A Vaghela, Ushaben Vaghela	Rs.13,72,027/- (Rs. Thirteen Lakh Seventy Two Thousand Twenty Seven Only) & 14-06-2022	Rs.45,000/- (Rupees Four Lakh Fifty Thousand Only)	Rs.45,000/- (Rupees Forty Five Thousand Only)	Physical	27 10346129	Mr. Sanjaykumar Makodhabhai Kajavada, Mrs. Vasantiben Sanjaykumar Kajavada	Rs. 8,09,691/- (Rs. Eight Lakh Nine Thousand Six Hundred Ninety One Only) & 30-04-2021	Rs. 8,09,691/- (Rs. Eight Lakh Nine Thousand Six Hundred Ninety One Only)	Rs.6,30,000/- (Rupees Six Lakh Thirty Thousand Only)	Rs.63,000/- (Rupees Sixty Three Thousand Only)
1	TCHHL02 16000100 089630	Kalpeshbhai Mansukhbhai Makvana, Manishaben Kalpeshbhai Makvana	Rs. 12,76,957/- (Rupees Twelve Lakh Seventy Six Thousand Nine Hundred Fifty Seven Only) & 12-12-2022	Rs.6,90,000/- (Rupees Six Lakh Ninety Nine Thousand Only)	Rs.69,000/- (Rupees Sixty Nine Thousand Only)	Physical												

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 47 (As Per Site) admeasuring 40.15 sq. mts. and as per approved plan admeasuring 40.18 Sq. Mtrs. (As Per K. J. P. Block No. 349 Paiki 47 admeasuring 40.18 Sq. Mtrs.), along with 25.90 Sq. Mtrs. of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "SHUBHAM RESIDENCY", constructed on non-agricultural land for Residential use bearing Revenue Survey No. 309, Block No. 349 admeasuring He. 0-55-89 Sq. Mtrs. & D.S.O. Record admeasuring 6065.00 Sq. Mtrs. Situated at Moje Village: Ghaludi, Ta: Kamrej, Dist: Surat. Bounded: - East: - Adj. C.O.P. West: - Adj. Open Space and Building No. J, North: - Adj. Society Road, South: - Adj. Building No. 29.

2 10366065	Mrs. Kusum Nagendra Paswan, Mr. Nagendra Ramswartha Paswan	Rs. 13,79,406/- (Rupees Thirteen Lakh Seventy Nine Thousand Four Hundred Six Only) & 29-04-2021	Rs. 6,00,000/- (Rupees Six Lakh Only)	Rs.60,000/- (Rupees Sixty Thousand Only)	Physical												
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Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 99 as per Site admeasuring 18 x 30 Fts. I.e. As Per 7/12 admeasuring 20.23 Sq. Mts. Along with 16 Sq. Mts. undivided share in the land of Road & C.O.P. in "Datar Row House", Situated at Block No. 198, of Moje Village Syadala, Ta: Olpad, Dist: Surat. Bounded: - East: - Flat & Plot No. 100, West: - Flat & Plot No. 98, North: - Flat & Plot No. 84, South: - Society common Road

3 10630576	Mr. Manishkumar Rajendarbhai Patel, Mrs. Anandiben Rajendarbhai Patel	Rs. 10,16,500/- (Rupees Ten Lakh Sixteen Thousand Five Hundred Only) & 15-05-2021	Rs.4,90,000/- (Rupees Four Lakh Ninety Nine Thousand Only)	Rs.49,000/- (Rupees Forty Nine Thousand Only)	Physical												
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Description of the Immovable Property: All that Piece And Parcel Of Immovable Property Bearing Plot No. 10, Area Admeasuring 40.83 Sq. Meters, I.E. 48.83 Sq. Yards., (As Per Passing Plan Admeasuring 43.35 Sq. Meters), Along With 23.76 Sq. Meters. Undivided Share Proportionate Share In The Underneath Land Of The Building And All Internal And External Rights Thereto Of The Premises/Campus Known As "Ram Krishna Residency 1", Situate At New Block No. 230, Admeasuring He. Aare 2-70-13 Sq. Meters Of Moje Village: Mota, Taluka: Bardoli, District: Surat. Bounded: - East: - Adj. Internal Society Road, West: - Adj. Block No. 237, North: - Adj. Plot No. 98, South: - Adj. Plot No. 11

4 10011329	Monika Chiraghbhai Kathriya, Chirag Chimanbhai Kathriya	Rs. 3,54,529/- (Rs. Three Lakh Fifty Four Thousand Five Hundred Twenty Nine Only) & 12-07-2022	Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand Only)	Rs.32,000/- (Rs. Thirty Two Thousand Only)	Physical												
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Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 205 on the 2nd Floor in Building "A", of which area Admeasuring is 29.74 Sq. Mts. as per Built up area, along with 7.84 Sq. Mts. of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "UMAVIHIR PALACE" of Uma-Vihar Bungalow, constructed on non-agricultural land for Residential use bearing Revenue Survey No. 25, Block No. 31 admeasuring 30352 Sq. Mts., Paiki Plot No. 164 to 170, Situated at Moje Village: Dastan, Ta: Palsana, Dist: Surat. Bounded: - East: - Adj. Society Road, West: - Adj. Internal Society Road, West: - Adj. Block No. 237, North: - Adj. Plot No. 99, South: - Adj. Plot No. 11

5 10370796	Mr. Atulbhai Darjibhai Ravrani, Mrs. Shilpeen Atulbhai Ravrani	Rs. 7,34,963/- (Rupees Seven Lakh Thirty Four Thousand Nine Hundred Sixty Three Only) & 30-04-2021	Rs. 3,00,000/- (Rs. Three Lakh Only)	Rs.30,000/- (Rs. Thirty Thousand Only)	Physical												
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Description of the Immovable Property: All that piece & parcel of immovable property bearing Flat No. 201, on the 2nd Floor of Building No. O-1, Admeasuring 39.88 Sq. Meters built up area, and admeasuring 652.00 sq. ft. super built up area, and admeasuring 24.01 sq. meters undivided share in the land of road & C.O.P. in the scheme known as "Krishna House Part - 2", situated at Block No. 93 (Old Block No. 71), Situate at Moje Village: Ghaludi, Ta: Kamrej, Dist: Surat. Bounded: - East: - Adj. Building No. P-1, West: - Adj. Open land & Building No. N-1, North: - Adj. Building No. O-2, South: - Adj. Society Road

6 10671068	Mr. Raju Merabhai Gudala (Borrower), Mrs. Jayaben Rajubhai Gudala (Co-Borrower)	Rs. 11,23,194/- 25-01-2020	Rs. 4,90,000/- (Rupees Four Lakh Ninety Nine Thousand Only)	Rs.49,000/- (Rupees Forty Nine Thousand Only)	Physical												
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Description of the Immovable Property: All the piece & parcel of the said immovable property is bearing plot no. 293, admeasuring 39.02 Sq. Mt. along with 4.68 Sq. Mt. undivided share in the road & Margin, totally 43.70 Sq. Mt. Located at "Shiv Nagar Society" Situated at Revenue survey no. 360, block no. 347, of Moje village Kamrej, Ta: Kamrej Dist: Surat. Bounded: - East: - Plot No. 294, West: - Plot No. 292, North: - Open Space, South: - Road

7 10468079	Mr. Vimalbhai Gordhanbhai Koyani (Borrower), Mrs. Rekhaben Vimalbhai Koyani (Co-borrower)	Rs. 6,89,224/- (Rupees Six Lakh Eighty Nine Thousand Two Hundred Twenty Four Only) & 05-05-2021	Rs. 3,00,000/- (Rs. Three Lakh Only)	Rs.30,000/- (Rs. Thirty Thousand Only)	Physical												
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Description of the Immovable Property: All that piece and parcel of the Flat No.301 on the 3rd Floor in Building No. O/1, Super Built Up Area Admeasuring 652.00 Sq. Feet, Built Up Area Admeasuring 39.88 Sq. Meters, Along With 24.01 Sq. Meters 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-2" A-Type building Situated At Block No.93 (Old Block No.71) Of Vill: Ghaludi, Ta: Kamrej, Dis: Surat. Bounded: - East: - Adj. Building No. P-1, West: - Adj. Open Land & Building No. N-1, North: - Adj. Building No. D-2, South: - Adj. Society Internal Road.

8 10508046	Mrs. Rekha Ramsevak Goyal, Mr. Amitkumar Ramsevak	Rs. 10,50,077/- (Rupees Ten Lakh Fifty Thousand Seven Only) & 30-09-2021	Rs. 5,00,000/- (Rupees Five Lakh Only)	Rs.50,000/- (Rupees Fifty Thousand Only)	Physical												
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Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot no 158 (as per KJP block no 59/A/158), admeasuring 40.15 Sq. Mts., along with 18.40 Sq. Mts., 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 NILKANTH RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 1081/107/Paiki 109, 116, Block No. 59A, admeasuring 31161.00 Sq. Mts., Paiki Situate at Moje Village: Sayadia, Taluka: Olpad, Sub-District: Surat, District: Gujarat. Bounded: - East: - Adj. Plot No. 157, West: - Adj. Plot No. 227, North: - Adj. Plot No. 233, South: - Adj. Plot No. 235.

Note :- Consumer Complaint filed by the Borrower against TCHFL (CC/252/2023) is pending before CDRF, Surat, No stay order is passed against TCHFL in the said case

The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

10 9990565	Mrs. Sitadevi Ramashankar Maurya, Mr. Ramashankar Hiral Maurya	Rs. 2,99,371/- (Rupees Two Lakh Ninety Nine Thousand Three Hundred Seventy One Only) & 27-09-2021	Rs.2,71,000/- (Rupees Two Lakh Sevent