

HDB FINANCIAL SERVICES
From the trusted family of HDB Bank

Schedule of Seoured Assets/Properties				
S. No.	Description of the Immovable Properties	Date of Possession	Type of Possession (Symbolic/Physical)	Date of Publication of Possession Notice (For immovable properties only)
1.	Equitable Mortgage of Industrial Land 0.3400 Hectare East Side Aaraj Kharsa No. 424/184, West Rakaba 1.2200 Hectare, Gram Dahra, Palwar Halka Morpa, Tehsil Ladpura, District Kota 325203 Rajasthan in the name of M/s Sai Plasto Industries through Partner Shri Sanjeev Kumar Pareta S/o Shri Ramesh Chand Pareta Bounded by: North: Agri. Land Kharsa No. 190, South: NH 27, East: Agri. Land K. No. 383, West: Land of owner	03.10.2025	Symbolic	05.10.2025
2.	Equitable Mortgage of Aaraj No. 400/184 middle Rakaba 0.3600 Hectare, Gram Dahra, Palwar Halka Morpa, Tehsil Ladpura, District Kota 325203 Rajasthan in the name of M/s Sai Plasto Industries through Partner Shri Sanjeev Kumar Pareta S/o Shri Ramesh Chand Pareta Bounded by: North: Agri. Land Kharsa No. 190, South: NH 27, East: Land of Owner, West: Agri. Land K. No. 184	03.10.2025	Symbolic	05.10.2025
3.	Equitable Mortgage of Plot No. 148 situated at Parshwanath Nagar-8, Tekhda, Tehsil Ladpura, District Kota, Rajasthan area 100.53 Sq. Yds. (Size ShwC-22.52 of total area 975 Sq. Ft.) out of Aaraj Kharsa No. 19, Village Tekhda, Tehsil Ladpura, District Kota, Rajasthan in the name of Smt. Sanjeev Pareta W/o Shri Ramesh Chand Pareta Bounded by: North: Plot No. 149, South: Plot No. 147, East: Road 30', West: Other's Aaraj	03.10.2025	Symbolic	05.10.2025
4.	Equitable Mortgage of Plot No. 121 situated at Kharsa No. 19, Parshwanath Nagar, Tekhda, Tehsil Ladpura, District Kota, Rajasthan area 111.11 Sq. Yds. in the name of Shri Shivraj Singh Solanki S/o Shri Govind Singh Solanki Bounded by: North: Plot No. 120, South: Plot No. 122, East: Plot No. 110, West: Road	03.10.2025	Symbolic	05.10.2025

Yours faithfully,
Authorized Officer,
Bank of Baroda, Keshavnagar City Branch, Kota

Auction date is 29.10.2025 @ 11:00 am.			
S. NO	Branch	Account No.	Actt Holder name
1	PUNE TILAK ROAD	104242513550	ANURAG ARORA
2	PUNE TILAK ROAD	104242513589	PREM N KHANDPUR

The Bank reserves the right to delete any account from the auction or cancel the auction without any prior notice.

"IMPORTANT"

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(Commercial)	Jaipur	
Last date for submission of Bid Application Form	Friday, 7th November, 2025	
Inspection and Facilitation to conduct site visit on or before Last date for submission of EMD	From 18th October, 2025 to 7th November 2025	
Date & Time of Auction	Friday, 7th November, 2025 10th November 2025 (Monday) 02:30 P.M. to 03:30 P.M. (with unlimited extension of 5 minutes till 04:40 P.M.)	

Notes:

- Interested bidders are advised to refer the Process Memorandum containing the detailed terms and conditions of the online e-Auction process, eligibility criteria, etc., uploaded on the website through which the e-auction will be conducted i.e., <https://ibbi.banknet.com/eauction-ibbi/home> and submit all the required documents, including a declaration of eligibility under Section 293A of the IBC, via the Banknet platform.
- Prospective Bidders may bid for one or more assets of the Corporate Debtor on a Standalone basis.
- The Liquidator shall have the right to reject any bid in consultation with the Stakeholder's Consultation Committee. Further, if the bidder is found ineligible at any stage, Earnest Money Deposit made through the Banknet platform shall be forfeited.

Date: 18/10/2025
Place: Jaipur

Sd/-
Sourabh Malpani - Liquidator

IP Regn No.: IBBI/IPA-001/IP-P01265/2016-2019/12047
AFA No.: AA1/12047/02/311225/107749 dated upto 31.12.2025
Email: liquidation.bbpl@gmail.com

TATA
TATA CAPITAL HOUSING FINANCE LIMITED
 Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013, MAHARASHTRA.
 Branch Address: 2nd Floor The Guman-1st, Amarpali Circle, Vaishali Nagar, Jaipur (Rajasthan) - 302021.
NOTICE FOR SALE OF IMMOVABLE PROPERTY
 (Under Rule 9(i) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
E-Auction Notice of 30 days 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 mentioned Borrower and Co-Borrower or their legal heirs / representatives (Borrowers) 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 20-11-2025 on "As is where is" and "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 02:00 PM on the said 20-11-2025. 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 19-11-2025 till 05:00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 2nd Floor The Guman-1st, Amarpali Circle, Vaishali Nagar, Jaipur (Rajasthan) - 302021.
 The sale of the Secured Asset / Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

1. Borrower's & Guarantor's Name & Address	Description Of The Property	1. Date & Time Of E-Auction	1. Reserve Price
2. Total Due Interest From	2. Last Date Of Submission Of EMD	3. Date & Time Of The Property Inspection	2. End Of The Property
1. Shiv Ganga Marble House Pvt Ltd 3 Phase Plot No E74 Near Gaytri Marble Pico Ind Area Madangan Kishanghar Kishanghar - 305801 Rajasthan, 2. Tilrak Chand Rathil 1/10 New Housing Board Bhagyoday Colony Kishanghar, Kishanghar Rajasthan- 305801, 3. Jajal Kumar Rathil III Phase Plot No E74 Near Gaytri Marble Pico Ind Area Madangan Kishanghar Kishanghar-305801 Rajasthan, 4. Renu Rathil 1/10 New Housing Board Kishanghar Colony Kishanghar, Kishanghar Rajasthan-305801, 5. Munni Devi Rathil 1/10 New Housing Board Bhagyoday Colony Kishanghar, Kishanghar Rajasthan- 305801, 6. Neeraj Kumar Rathil 3 Phase Plot No E74 Near Gaytri Marble Pico Ind Area Madangan Kishanghar Kishanghar- 305801 Rajasthan, Loan Account No. 6744934 Amount outstanding Rs.2,88,97,340.83/- (in words Rupees Two Crores Eighty Eighty Lakhs Ninety Seven Thousand Three Hundred Forty And Paise Eighty Three Only) as on 09-JUNE-2023 and future contractual interest till actual realization together with incidental expenses, cost and charges etc	All that piece and Parcel of the property Bearing Plot No. E-74 C RIICO AREA PHASE III, Kishanghar, District Ajmer, Rajasthan, 305801, Admeasuring - 6630 Sq. Ft. Area Of Land 32280 Feet, Boundaries Are - North - Plot No E-74 B, South - Nalha, East - 18 Ft wide Road, West Nalha.) Date Of Physical Possession: 02.07.2024	1. E-AUCTION DATE: 05-11-2025 10.30 AM TO 12.30 PM WITH FURTHER EXTENSION OF 5 MINUTES 2. LAST DATE OF SUBMISSION OF EMD WITH KYC 03-11-2025--03TLLT 5 PM 3. DATE OF INSPECTION: 30-10-2025- TIME 12.00AM TO 01.00PM	Reserve Price (IN INR): Rs. 18732312/- (Rupees One Crore Eighty Seven Lac Thirty Two Thousand Three Hundred Twelve Only) EMD Amount(IN INR): Rs 1873231/- (Rupees Eighteen Lac Seventy Three Thousand Two Hundred Thirty One Only)

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	Reserve Price	Outstanding as on
			Date of Demand Notice		
1.	TCHFL 072/0001 00097/72 + TCHIN 072/0001 00100023 + TCHHF 072/0001 00100663	Mr. Chittiz Kumar, S/o. Mr. Anil Kumar Shrivastava, Mrs. Priya Shrivastava, W/o. Mr. Chittiz Kumar, Mrs. Shikha Sharma, D/o. Trivedi Prasad Sharma, Mr. Anil Kumar Shrivastava, S/o. Mr. Mahadev Prasad Shrivastava, Mrs. Aspiration Education Sansthan through its Secretary, Mr. Saurabh Kumar Shrivastava, S/o. Mr. Satish Chandra Shrivastava	Rs. 43,48,155/- (Rupees Forty Three Lakh Forty Eight Thousand One Hundred Fifty Five Only) is due and payable by you under Loan Account No. TCHFL072/000100097/72 and an amount of Rs. 1,49,255/- (Rupees One Lakh Forty Nine Thousand Two Hundred Fifty Five Only) is due and payable by you under Loan Account No. TCHIN072/000100100023 and an amount of Rs. 1,21,623/- (Rupees One Lakh Twenty One Thousand Six Hundred Twenty Three Only) is due and payable by you under Loan Account No. TCHHF072/000100100663 i.e. totalling to Rs. 46,19,033/- (Rs. Forty Six Lakh Nineteen Thousand Thirty Three Only)	Rs. 68,31,000/- (Rupees Sixty Eight Lakh Thirty One Thousand Only) Earnest Money Deposit (EMD):- Rs. 6,83,100/- (Rupees Six Lakh Eighty Three Thousand One Hundred Only) Type of Possession:- Physical	Rs. 1,75,024/- (Rupees One Lakh Seventy Five Thousand Twenty Four Only) is due and payable by you under Agreement No. TCHIN072/000100100023 and an amount of Rs. 49,02,333/- (Rupees Forty Nine Lakh Two Thousand Three Hundred Thirty Three Only) is due and payable by you under Agreement No. TCHFL072/000100097/72 and an amount of Rs. 1,48,585/- (Rupees One Lakh Forty Eight Thousand Five Hundred Eighty Five Only) is due and payable by you under Agreement No. TCHHF072/000100100663 totalling to Rs. 52,25,942/- (Rupees Fifty Two Lakh Twenty Five Thousand Nine Hundred Forty Two Only) as on 13-10-2025
Description of the Immovable Property: All that Piece & Parcels of Residential House bearing No. B-131, Admeasuring 213.33 Sq.Yds. i.e. 1920 Sq.Ft., situated at Mahanadi Dayanand Colony, Naka Master, Tehsil and District Ajmer - 305001 (Rajasthan), along with common amenities as mentioned in sale deed.					
Disclosures: Securitisation Application filed by the Borrower against TCHFL (SA/6512025) is pending before DRT B, Jaipur, 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.					
2.	10151527	Mrs. Jyoti Vivek Gaur, W/o. Mr. Vivek Gaur	Rs. 2,93,125/- (Rupees Rupees Two Lakh Ninety Three Thousand One Hundred Twenty Five Only) 14-12-2023	Rs. 8,05,000/- (Rupees Eight Lakh Five Thousand Only) Earnest Money Deposit (EMD):- Rs. 80,500/- (Rupees Eighty Thousand Five Hundred Only) Type of Possession:- Physical	Rs. 3,35,344/- (Rupees Three Lakh Thirty Five Thousand Three Hundred Forty Four Only) as on 13-10-2025
Description of the Immoveable Property: All that piece and parcel of 01BHK Residential Flat/Unit bearing No. E - C/130, Second Floor, Block - C, Having Super Built Up Area Admeasuring 350 Sq.Ft. and Carpet Area Admeasuring 256.73 Sq.Ft., Comprised in Kharsa Nos. 168, 169, 172, 173, 174/1, 175/1, 176/1, 80, 164/2117, 79, 81, 82/2112, 83, 87, 79/1 and 78/2111, Situated at Gram Bilwa Kalan, Yojana Vasundhara Kutchamb, Near Chokhi Dhanni, Tonk Road, Tehsil Sangangan, Dist. Jaipur - 302021 (Rajasthan)					

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly buy, 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 20-11-2025 between 02:00 PM to 03:00 PM with limited extension of 5 minutes each.

Terms and Conditions: (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 13-11-2025 between 11:00 AM to 05:00 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 24 Hrs. 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. 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. AClosure, Block No.605 A, 6th Floor, Maintravani Commercial Complex, Amerepet, Hyderabad - 500038. Email: info@bankauctions. in or **Manish Bansal**, Email: manish.bansal@tatacapital.com, Authorised Officer Mobile No. 8589836996. 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 <https://surv.iviwmf.in/> 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.

Place: Rajasthan
Date: 18-10-2025

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