



**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002)**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

LOAN ACCOUNT NOS. TCFLA0374000010969635 AND TCFLA0374000010969650: M/s. HOTEL BALAJI

Notice is hereby given to the public in general and in particular to the below Borrower/ Co- Borrower that the below described immovable property mortgaged to Tata Capital Financial Services Ltd. **(Secured Creditor/TCFSL)**, the Possession of which has been taken by the Authorised Officer of Tata Capital Financial Services Ltd. (Secured Creditor), will be sold on **02nd Day of August, 2023 "As is where is basis" & "As is what is and whatever there is & without recourse basis"**.

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was a due of a sum **Rs.3,21,52,518/- (Rupees Three Crore Twenty One Lakh Fifty Two Thousand Five Hundred Eighteen Only)** vide Loan Account No. 20151423 (Restructured Loan Account TCFLA0374000010969635) & 20156737 (Restructured Loan Account TCFLA0374000010969650) as on 18.06.2022 demanded vide Demand Notice Under Section 13(2) dated 18.06.2022 from Borrowers/Co-Borrowers, i.e., (1) M/S HOTEL BALAJI, Through its Partner, 67/14, TYAGI ROAD, DEHRADUN, UTTARAKHAND- 248001; (2) RAKESH KUMAR MITTAL ALIAS RAKESH MITTAL, HOUSE NUMBER 67/68, TYAGI ROAD, DEHRADUN, UTTARAKHAND- 248001; **ALSO AT:** 67/14, TYAGI ROAD, DEHRADUN, UTTARAKHAND- 248001; (3) ROHAN MITTAL, 67/14, TYAGI ROAD, DEHRADUN, UTTARAKHAND- 248001; **ALSO AT:** HOUSE NUMBER 67/68, TYAGI ROAD, DEHRADUN, UTTARAKHAND- 248001; (4) USHA MITTAL, 67/14, TYAGI ROAD, DEHRADUN, UTTARAKHAND- 248001; **ALSO AT:** HOUSE NUMBER 67/68, TYAGI ROAD, DEHRADUN, UTTARAKHAND- 248001; (5) PALLAVI MITTAL, 67/14, TYAGI ROAD, DEHRADUN, UTTARAKHAND- 248001; **ALSO AT:** HOUSE NUMBER 67/68, TYAGI ROAD, DEHRADUN, UTTARAKHAND- 248001.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E- Auction at **2.00 P.M.** on the said **02nd Day of August, 2023** by TCFSL., having its branch office at **09th Floor, Videocon Tower, Block E-1, Jhandewalan Extension, New Delhi- 110055.**

The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the TATA CAPITAL FINANCIAL SERVICES LTD till **5.00 P.M.** on the said **01st Day of August, 2023.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
PROPERTY NUMBER 1: ALL THAT PIECE AND PARCEL OF PROPERTY COMPRISING OF LAND BEARING KHATA NUMBER 1548 (FASLI 1416 TO 1421), KHASRA NUMBER 681 KA MIN (THDC PLOT NUMBER 91), PHASE 1, SITUATED AT MAUZA DEHRAKHAS, PARGANA PACHWADOON, DEHRADUN, UTTARAKHAND, MORE PARTICULARLY DESCRIBED IN TITLE DEEDS <u>BOUNDED AS:</u> EAST: OTHER'S PROPERTY WEST: OTHER'S PROPERTY NORTH: ROAD 16 FT' SOUTH: OTHER'S PROPERTY	CONSTRUCTIVE	Rs. 2,08,15,000/- (Rupees Two Crore Eight Lakh(s) Fifteen Thousand Only)	Rs. 20,81,500/- (Rupees Twenty Lakh(s) Eighty One Thousand Five Hundred Only)
PROPERTY NUMBER 2: ALL THAT PROPERTY BEARING MUNICIPAL NUMBER 67/68, TYAGI ROAD, DEHRADUN, UTTARAKHAND, MORE PARTICULARLY DESCRIBED IN SALE DEED. <u>BOUNDED AS:</u> EAST: 20 FT' WIDE ROAD WEST: OTHER'S PROPERTY NORTH: 20 FT' WIDE ROAD SOUTH: OTHER'S PROPERTY		Rs. 1,29,50,000/- (Rupees One Crore Twenty Nine Lakh(s) Fifty Thousand Only)	Rs. 12,95,000/- (Rupees Twelve Lakh(s) Ninety Five Thousand Only)

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. 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 property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal <https://bankauctions.in> on **02nd Day of August, 2023** between **2.00 PM to 3.00 PM** with unlimited extension of 10 minutes each. 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 FINANCIAL SERVICES LTD." payable at **Delhi**. Inspection of the property may be done on **07th Day of July, 2023** between **11.00 AM to 5.00 PM**.

Note: The intending bidders may contact the **Authorized Officer Mr. Devraj Singh** Email id devraj.singh@tatacapital.com and **Mobile No. +91 9312316519**.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., <https://bit.ly/3NHX8XG>, or contact Authorized Officer or Service Provider- **M/s.4 Closure**.

Place- Delhi

Date- 24-06-2023

Sd/-

Authorized Officer
Tata Capital Financial Services Ltd.

Branch Address: 09th Floor, Videocon Tower, Block E-1, Jhandewalan Extension, New Delhi- 110055.