



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 NO. TCFLA0472000010951810: Mr. MUHAMMED SIRAS

This is to inform that **Tata Capital Ltd.** (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013 and a branch office amongst other places at **Kerala** ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCCL") as transferors and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. **01.01.2024**. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

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 Limited (Secured Creditor/TCL)**, the Possession of which has been taken by the Authorised Officer of Tata Capital Limited (Secured Creditor), pursuant to notice under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) (No. 54 of 2002). The following immovable properties will be sold on **08th Day of April, 2024** on "**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 of **Rs. 1,03,15,175/- (Rupees One Crore Three Lakhs Fifteen Thousand One Hundred and Seventy Five Only)** vide **Loan Account TCFLA0472000010951810** as on **07.07.2022** demanded vide **Notice U/s. 13(2) dated 07th July 2022 from Borrower & Co-Borrowers/Guarantors i.e. (1) Mr. Muhammed Siras S, S/o. Sahabudeen, Naduthottam, Inchavila, Parasalla, Trivandrum - 695502; (2) Mrs. Jaseela R, Naduthottam, Inchavila, Parasalla, Trivandrum - 695502 and (3) M/s. Modern Leathers represented by its proprietor Muhammed Siras, 2/86, 2/860, Kalaikkavila, Vilavancode, Kanyakumari - 629153.**

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 on **08th Day of April, 2024** by TCL, having its branch office at **02nd Floor, TC 16/458(12), India Tower, Edapazhanji Junction, Vazhuthacaud P.O, Trivandrum-695014.**

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 LIMITED** till **5.00 P.M.** on the said **05th Day of April, 2024.**

Description of Secured Asset	Type of Possession	Reserve Price (Rs)	Earnest Money EMD (Rs)
	Constructive/ Physical		
All that is part and parcel of immovable property having an extent of 02.02 Ares equivalent to 5 cents of land together with the two storied terrace building bearing No. PP-XV/108, with electric connection, compound wall gate and everything in it along with the ingress and egress rights through the property extends from the main road till the schedule property along with the vehicular access and to draw electric, water connection and other connections etc in Re Survey Block No. 50, Re Survey No. 563, Resurvey Sub Division No. 24-1, Old Sy No. 48, Old Sub Division No. 3 in Trivandrum District, Parasala Sub District, Neyyatinkara Taluk, Parasalla Village, Muriyankara Kara/Desom, Parasala Panchayath and the same is bounded by East-Property of Vendor; North- Property of Thankayyan, Ananthapadmanabhan, Neshamani, Omana and Pathway; West- Property of Mohammed Nazer and South- Public Thadam.	Physical	Rs. 82,74,000/- (Rupees Eighty Two Lakh(s) Seventy Four Thousand Only)	Rs. 8,27,400/- (Rupees Eight Lakh(s) Twenty Seven Thousand Four Hundred 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 **08th Day of April, 2024** 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 LIMITED" payable at **Trivandrum**. Inspection of the property may be done on **15th Day of March, 2024** between **11.00 AM to 5.00 PM**.

Note: The intending bidders may contact the **Authorized Officer Mr. Rakesh Dawny Kokkattu., Email id: rakesh.kokkattu@tatacapital.com** and **Mobile No. +91 6282658079**.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e. <https://bit.ly/3wwO69M>, or contact Authorized Officer or Service Provider- M/s.4 Closure.

Place: - Trivandrum

Date- 28-02-2024

Sd/-
Authorized Officer
Tata Capital Limited

Branch Address: 02nd Floor, TC 16/458(12), India Tower, Edapazhanji Junction, Vazhuthacaud P.O, Trivandrum- 695014.