



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. TCFLA0454000010986666: Mr. BALA KRISHNA KADIRI

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 **Andhra Pradesh** ("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. as more specifically described in the said Scheme from the Effective Date i.e., **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), will be sold on **30th Day of July, 2024 "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. 66,01,559/- (Rupees Sixty Six Lakhs One Thousand Five Hundred and Fitty Nine Only) vide Loan Account No. TCFLA0454000010986666 as on 08.07.2022 demanded vide Notice U/S. 13(2) dated 08th July, 2022 from the Borrowers and Co-Borrowers/Guarantors, i.e., (1) Mr. Kadiri Bala Krishna, S/o. Venkaat Narasaiah, Door No- 32-10-3G, Gummadivari Street, Mogalirajpuram, Vijayawada, Andhra Pradesh- 520010, Also Address At: Door No- 4-164, Mahalakshmi Nagar, 3rd Cross Road, Poranki, Vijayawada, Andhra Pradesh- 521137; (2) Mrs. Kadiri Aruna Kumari, W/o. Mr. Kadiri Balakrishna, Door No- 32-10-3G, Gummadivari Street, Mogalirajpuram, Vijayawada, Andhra Pradesh-520010, Also Address At: Door No- 4-164, Mahalakshmi Nagar, 3rd Cross Road, Poranki, Vijayawada, Andhra Pradesh- 521137.**

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 **30th Day of July, 2024** by TCL., having its branch office at **3rd Floor, Punnaiah & Vajramma Complex, D. No:59-6-17, Kanchukota Vari Street, Ramachandra Nagar, Vijayawada, Andhra Pradesh - 520008.**

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 **29th Day of July, 2024.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
<p>All that is part and parcel of property of land admeasuring 356 sq yards in Re Survey No. 383/4, nearest door No 4-164 situated at Poranki Village, Poranki Gramma Panchayath Area, Penamaluru Mandal, Kankipadu Sub Registry, Krishna District being bounded by-</p> <p>East: Panchayath Bazar:33 ft; South: Property of P Venkateswara Rao, Srinivasa Rao:97 ft; West: Property of P Sitharamaiah & Rattaiah: 33 ft; North: Property of P Srinivasa Rao, Rama Koteswara Rao & Others: 97 ft</p>	Physical	Rs. 74,76,000/- (Rupees Seventy Four Lakh(s) Seventy Six Thousand Only)	Rs. 7,47,600/- (Rupees Seven Lakh(s) Forty Seven Thousand Six 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 **30th Day of July, 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 **Vijayawada**. Inspection of the property may be done on **19th Day of July, 2024** between **11.00 AM to 5.00 PM**.

Encumbrance: As per the Court Order is OS. 784/2017, the suit is filed by (1) Pandamaneni Venkateswara Rao, S/o. late Raja Gopala Rao, (2) Pandamaneni Gautum, S/o. Venkateswara Rao & (3) Pandamaneni Sri Harsha, S/o. Venkateswara Rao. As per the Order In the result, the suit is decreed without costs declaring that the plaint D[1]schedule property which is shown as KLMN in the plaint rough plan is part and parcel of plaint A and B schedule properties belongs to the plaintiffs 1 and 2. It is further declared that there is a panchayat road on northern side of the C[1]schedule property (Plot No.3) as per L.P.80/82. The plaintiffs are also entitled for consequential relief of permanent injunction restraining the defendants from interfering with the KLMN passage rights to reach the eastern side panchayat road, through the panchayat road in between plot Nos.3 and 4. The 2nd defendant is hereby restrained from making any constructions in the plaint B[1] schedule property shown as KLMN in the plaint plan.

Note: The intending bidders may contact the **Authorized Officer Mr. P Madhav; Email id: p.madhav@tatacapital.com** and **Mobile No. +91 7093477888**.

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

Place - Vijayawada (Andhra Pradesh)

Date - 22-06-2024

Sd/-

Authorized Officer
Tata Capital Limited

**Branch Address: 3rd Floor, Punnaiah & Vajramma Complex, D. No:59-6-17, Kanchukota Vari Street,
Ramachandra Nagar, Vijayawada, Andhra Pradesh – 520008.**
