



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: 21797578: Mr. MOHAMMAD JAVED KHAN

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 **Maharashtra** ("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 Authorized Officer of Tata Capital Ltd. (Secured Creditor), will be sold on **24th Day of September 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 a sum of **Rs. 1,64,14,760.20/- (Rupees One Crore Sixty Four Lakhs Fourteen Thousand Seven Hundred Sixty and Paise Twenty Only)** due as on **20.05.2021**, demanded by issuing notice under Section 13(2) dated **21st May 2021**, **(1) Mr. Mohammed Javed Abdul Barik Khan; (2) M/s. K. K. Sarees, Through its Proprietor Mr. Mohammed Javed Abdul Barik Khan; (3) Mr. Mohammed Parvez Khan, all having address at 96/308, Mathura Bhuvan, Dadasaheb Phalke Road, Dadar East, Mumbai, Maharashtra – 400014; Also having address at: C/o. K. K. Sarees, 70/70A, Hindtej Building, D. S. P. Road, Dadar East, Mumbai, Maharashtra – 400014; Also having address at: Office No. 06/07, 1st Floor, Building No. A, Nirmaann Estrellaa, Punyadham Ashram Road, Survey No. 25, Hissa No. 1/3, Old Survey No. 13, Hissa No. 1/3, Kondhwa Bk, Tehsil Haveli, District Pune-411048.**

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 **24th Day of September 2024** by TCL, having its branch office at **09th Floor, IRIZ Tower, Baner-Pashan Link Road, Baner, Pune- 411021.**

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 **23rd Day of September 2024.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
<p><u>Property No. 1</u> All that Commercial Tenement Bearing Office No. 6, admeasuring carpet area of about 56.78 Sq. Mtrs i.e. 611 Sq. Feet along with Encl Bal area 27.78 Sq. Mtrs i.e. 299 Sq. Feet situated at first floor in the Wing "A" of Building known as Nirmaann Estrellaa, constructed on land admeasuring 9200 Square Meter, out of property bearing S. No. 25, Hissa No. 1/3, (Old S. No. 13, Hissa No. 1/3), admeasuring about 01 Hector 13.93 Aar situated at revenue village Kondhwa Budruk, Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Registration District Pune, Taluka Haveli, District Pune.</p>	PHYSICAL	Rs. 72,73,000/- (Rupees Seventy Two Lakh(s) Seventy Three Thousand Only)	Rs. 7,27,300/- (Rupees Seven Lakh(s) Twenty Seven Thousand Three Hundred Only)
<p><u>Property No. 2</u> All that Commercial Tenement Bearing Office No. 7, admeasuring carpet area of about 30.76 Sq. Mtrs i.e. 331 Sq. Feet along with Encl Bal area 6.31 Sq. Mtrs i.e. 68 Sq. Feet situated at first floor in the Wing "A" of Building known as Nirmaann Estrellaa, constructed on land admeasuring 9200 Square Meter, out of property bearing S. No. 25, Hissa No. 1/3, (Old S. No. 13, Hissa No. 1/3), admeasuring about 01 Hector 13.93 Aar situated at revenue village Kondhwa Budruk, Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Registration District Pune, Taluka Haveli, District Pune.</p>	PHYSICAL	Rs. 33,45,300/- (Rupees Thirty Three Lakh(s) Forty Five Thousand Three Hundred Only)	Rs. 3,34,530/- (Rupees Three Lakh(s) Thirty Four Thousand Five Hundred Thirty 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 **24th Day of September 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 **Pune**. Inspection of the property may be done on **13th Day of September 2024** between **11.00 AM to 5.00 PM**.

Note: The intending bidders may contact to the **Authorized Officer Mr. Somnath Bamne, Email id: Somnath.Bamne@tatacapital.com** and **Mobile No. +91 9860797877**.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., <https://bit.ly/4735aCq>, or contact Authorized Officer or Service Provider- M/s.4 Closure.

Place: - Pune (Maharashtra)

Date:- 29-08-2024

Authorized Officer
Tata Capital Limited

Branch Address: 09th Floor, IRIZ Tower, Baner-Pashan Link Road, Baner, Pune- 411021.
